

WEST WENDOVER CITY COUNCIL MINUTES OF THE REGULAR MEETING ON APRIL 5, 2005

The West Wendover City Council met for a regular meeting on April 5, 2005. The meeting was held at the West Wendover Library, Pilot Peak Room. Mayor Thaut presided.

Council Members Present: Jimmy Carter, Mike Gunter, Jamey Reilly and Viola Troyan

Council Member Excused: Mike Miera

Others Present: Marc Edminster, Claude Fratto, Ron Supp, Zia Yasrobi, Randy Melville, John and Rose Hanson, Jeremy Loncar, Patrick Cuskelly, Craig Neeley, Lars Pedersen, Dixie Melville, Joel Murphy, Suzan Erickson, Brian Erickson, Rob Salyer, Chris Lund, Sonny Longson, Corinne Copelan, Leon Flinders, Roz Fayette, Tom Stratton, Luis Perez, Jeff Knudtson, Jon Moser, Devan Croasmun, Todd Keller, Patricia Croasmun, Kerry Robinson, Beverly Goheen, Joyce McPherson, Louise Carter, Sandy Kelsey, Buzz Cloture, 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:**
Lars Pederson stated that he felt that the potential bonding to purchase the 81 acres was a negative thing. Lars further stated that to speculate on land sales could negatively effect the city, and if the city was just looking for land to develop or have for restrictive commercial development he had property at Pilot exit that could be annexed into city limits for that purpose.
4. ***APPROVAL OF THE MINUTES:**
Council Member Troyan asked if on the March 1, 2005 the confusion over the social security number for M. Kaur had been clarified. It was stated that it had been corrected. Council Member Troyan made the motion to approve the minutes of the special workshop meeting on February 26, 2005, the regular meeting on March 1, 2005 and the special meeting on March 3, 2005 at 5:30 p.m. and to forward the special meeting on March 3, 2005 at 6:00 p.m. The motion was seconded by Council Member Gunter and passed unanimously.
5. **CONSENT CALENDAR**
***a. Discussion and Decision to Adopt Resolution Number #2005-02; A Resolution that will Authorize the Issuance of Medium-Term Obligations Pursuant to N.R.S. 350.087 for the Purpose of Financing the Costs of Acquiring Land and Construction of Related**

Infrastructure Improvements and Paying for the Issuance Expenses to be Incurred in Connection with the Issuance and Sale of the Obligations

Chris Melville explained some of the issues brought up by Lars Pederson, Chris stated that to annex property into the city limits that was at Pilot exit would take the annexation of BLM property also and would not be possible to do. Several members of the audience made comments stating that the potential land purchase was good for the City, it would help the City grow and develop. Corinne Copelan stated that the City does not help small businesses. Several other business owners stated that the City has always helped them. General discussion was had regarding if the land purchase was approved and land was then sold what would happen to the funds. It was stated that the initial funds from the land sales would go to pay the debt, interest and principal, and then other sales would go to reinvestment in other properties, such as manufacturing property, city center or other areas the City can invest money and grow. General discussion was had regarding the need for the City to diversify, and how the bonding would affect the City. Mayor Thaut thanked everyone for his or her comments. Council Member Reilly made the motion to forward this item until all Council Members are present to vote. The motion was seconded by Council Member Troyan. Council Members Carter and Gunter voted naye. Due to the vote being tied Mayor Thaut voted to forward this item until all Council is present.

Due to the time being 8:00 p.m. Mayor Thaut moved to the Public Hearing portion of the meeting, see below.

6. NEW BUSINESS

***a. Discussion and Decision for Approval or Denial of Liquor License – S. Limon / Limon Market**

Interim Police Chief Supp stated that during the course of the investigation several citations and arrests were not listed on the application. One citation concerned a minor in possession of alcohol from when there had been a previous liquor license. General discussion was had regarding the information discovered during the background check, concern about the proximity to residential areas and the playground area that had been located in the same area. Council Member Reilly made the motion to deny the liquor license to S. Limon / Limon Market. The motion was seconded by Council Member Gunter and passed unanimously.

***b. Approval of Final Site Plan Phase III Hanson Self Storage**

John Hanson explained that this expansion would add about 9,000 square feet. Council Member Gunter made the motion to approve the final site plan phase III Hanson Self Storage. The motion was seconded by Council Member Reilly and passed unanimously.

***c. Discussion and Decision with Regard to the Conclusion of Services with Norman Azevedo and Conclusion of Related Issues with Regard to Excess Sales Tax**

Chris Melville explained that this would wrap up the contract with Norman Azevedo and the issues dealing with consolidated tax. Council Member Reilly made the motion to conclude services with Norman Azevedo and all issues related to the excess sales tax. The motion was seconded by Council Member Gunter and passed unanimously.

***d. Discussion and Decision to Proceed with Scobie Park Pedestrian and Other Improvements, and Staff to Prepare and Mayor to Execute Any and All Documents**

Chris Melville explained the improvements and costs of the Scobie Park Pedestrian Improvements. The improvements included curb and gutter, sidewalk, handicap ramp, and asphalt. The cost of the project would be just over \$70,000.00. Chris read a letter from Rainbow, Peppermill and Montego Bay, in which they donated \$5,000.00 per property to aid with the funding of the project. Council Member Carter made the motion to proceed with the Scobie Park Pedestrian and other improvements, and staff to prepare and Mayor to execute any and all documents, including a letter of thank you to Rainbow, Peppermill and Montego Bay. The motion was seconded by Council Member Gunter and passed unanimously.

***e. Discussion and Decision Regarding Approval of Membership Dues for the Nevada League of Cities and Other Matters Appropriately Related Thereto**

Council Member Reilly made the motion to approve the membership dues for the Nevada League of Cities. The motion was seconded by Council Member Gunter and passed unanimously.

Chris Melville explained that the bill concerning the ATV issue would be coming up for it's hearing sometime this week.

***f. Discussion and Decision Regarding Donating to the West Wendover High School for Replacement Uniforms and Other Matters Appropriately Related Thereto**

General discussion was had regarding how other schools replace uniforms, and if there is other fundraisers planned. Council Member Troyan made the motion to donate \$500.00 to the West Wendover High School for replacement uniforms. The motion was seconded by Council Member Reilly and passed unanimously.

***g. Discussion and Decision for Approval to Send Officer Boatman for Oleoresin Capsicum (Pepper Spray) Instructor Training in Mountain Home Idaho on April 20, 2005 and Other Matters Appropriately Related Thereto**

Interim Police Chief Supp explained that when Officer Boatman came back from the class he would then be able to certify others. Council Member Reilly made the motion to approve sending Officer Boatman for Oleoresin Capsicum (pepper spray) Instructor training in Mountain Home Idaho on April 20, 2005. The motion was seconded by Council Member Carter and passed unanimously.

***h. Discussion and Decision for Approval to Send Officer Gray to the Nevada P.O.S.T. In-Lieu Academy from May 9-20, 2005 in Carson City Nevada and Other Matters Appropriately Related Thereto**

Interim Police Chief Supp explained that Officer Gray had been certified in Utah and after a year must be certified in Nevada. The In-Lieu Academy is a condensed course, which covers Nevada Law. Council Member Troyan made the motion to approve sending Officer Gray to the Nevada P.O.S.T. In-Lieu Academy from May 9-20, 2005 in Carson City Nevada. The motion was seconded by Council Member Gunter and passed unanimously.

***i. Discussion and Decision for Approval for Council Member Troyan to Attend the Spring Board Meeting for the Nevada Public Agency Insurance Pool on April 28-29, 2005 and Other Matters Appropriately Related Thereto**

Council Member Troyan stated that this was the semi annual meeting. Council Member Gunter made the motion to approve Council Member Troyan attending the Spring Board Meeting for the Nevada Public Agency Insurance Pool on April 28-29, 2005. The motion was seconded by Council Member Reilly and passed unanimously.

***j. Discussion and Decision on Attending the Nevada League of Cities and Municipalities 46th Annual Conference in Las Vegas Nevada on October 12-15, 2005 and Other Matters Appropriately Related Thereto**

General discussion was had regarding the number of people to attend. Council Member Reilly made the motion for up to ten people to attend the Nevada League of Cities and Municipalities 46th Annual Conference in Las Vegas Nevada on October 12-15, 2005. The motion was seconded by Council Member Troyan and passed unanimously.

***k. Discussion and Decision Regarding Approval to Send Public Works Director to the Solid Waste Managers: Trends and Challenges Conference in Boulder Colorado June 6-10, 2005 and Other Matters Appropriately Related Thereto**

Council Member Troyan made the motion to send the Public Works Director to the Solid Waste Managers: Trends and Challenges Conference in Boulder Colorado June 6-10, 2005. the motion was seconded by Council Member Reilly and passed unanimously.

7. PUBLIC HEARING

1) **NOTICE**, is hereby given that the West Wendover City Council will hold a public hearing in conjunction with the Regular City Council meeting on **April 5, 2005**, at the West Wendover Library, Pilot Peak Room. The meeting will be called to order at 7:00 p.m. and the **public hearing will be held at 8:00 p.m.** thereafter. The purpose of the hearing is to determine why a nuisance as per City Code Title 4 Chapter 9 should not be declared and an

order of abatement issued for residences located in Clearview Mobile Home Park, Wendover Mobile Home Park and Red Garter Trailer Park.

Clearview Mobile Home Park property description is: Parcel B-4, File 211138, as filed in the Office of the Elko County Recorder, and situated in Portions of Sections 9, 10, 15, & 16, T. 33 N., R 70 E., M.D.B.&M., Elko County, Nevada.

Wendover Mobile Home Park property description is: Parcel B-7, File 395269, as filed in the Office of the Elko County Recorder, and situated in Portions of Sections 9, 10, 15, & 16, T.33 N., R. 70 E., M.D.B.&M., Elko County, Nevada

Red Garter Trailer Park property description is: Parcel B, File 338567, as filed in the Office of the Elko County Recorder, and situated in Portions of Sections 9, 10, 15, & 16, T.33 N., R. 70 E., M.D.B.&M., Elko County, Nevada

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

Tom Stratton explained that there has been a lot of work going on in the mobile home parks to take out debris, abandoned trailers and also install street signs, but that there was still work that has to be completed. Tom stated that most of the issues addressed were building code violations. General discussion was had regarding what types of violations were being discussed, what steps were necessary to correct the violations, and how much time to allow to correct the violations.

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

***Discussion and Decision Regarding Whether a Nuisance Should be Declared for Residences Located in Clearview Mobile Home Park, Wendover Mobile Home Park and Red Garter Trailer Park, Whether to Proceed with Abatement Procedures and Other Matters Appropriately Related Thereto**

General discussion was had regarding how much time to allow correcting the violations, and how often should a review come before the Council. Council Member Reilly made the motion to review all the trailer parks every 120 days with some representative reporting the progress of the park to the Council, and if a park has a problem getting cooperation from the tenants to go to the Public Works Director to enforce the code. The motion was seconded by Council Member Troyan and passed unanimously.

Mayor Thaut called for a break at 8:57 p.m.

Mayor Thaut called the meeting back to order at 9:10 p.m. New Business heard next, see above.

8. DEPARTMENT UPDATES

Teen Council – Nothing.

Fire Chief – Jeff Knudtson stated that there was nothing to add to memo, which stated that the ADO class was going well. The new fire truck should be here sometime in April they were just waiting for parts. Risk Watch classes at the Elementary School are ongoing as part of the after school program. The department is working with some different businesses to bring them up to date with the current fire codes. The Child Safety Seat inspections are continuing as well as looking for more grant possibilities to continue funding.

Police Chief – Nothing .

City Clerk/Records Officer – Nothing.

Chief Financial Officer – Leon Flinders wished to thank the Council for their help on the budget.

Public Works Director – Tom Stratton explained the letter from the Division of Environmental Protection concerning the warning signs for the reclaimed and non-potable water at the Golf Course. The paver will be here on April 7, 2005 for the Wendover Will Project and the striper will be here on Monday.

City Manager – Chris Melville explained that the medallions for Wendover Will are scheduled to be minted in May, the base is completed will be brought out when the area is ready. Nevada Rural Roundup would be April 12-16, 2005. The CDBG Florence Way project is just waiting to here back from CDBG to begin work. NDOT is just waiting to hear back concerning the second part of the Pueblo Boulevard Project, once the City is notified we will bid the second part of the project out.

9. COMMUNICATIONS

Council Member Troyan mentioned receiving a letter from the Elko Juvenile Court. Council Member Troyan also mentioned that there would be a meeting of the Elko County Recreation District on April 12, 2005.

Council Member Reilly stated that she would be attending the Nevada League of Cities Board Meeting on April 28, 2005 in Carson City.

Mayor Thaut stated that the Washington Group concerning the interchange located along Aria Boulevard would be meeting on April 6, 2005. Mayor Thaut also stated that the loan and grant from the USDA was still being worked on.

10. *APPROVAL OF THE CLAIMS:

Council Member Troyan made the motion to approve the claims for April 5, 2005, the March hand checks, December insurance and February insurance. The motion was seconded by Council Member Carter and passed unanimously.

11. *NEXT MEETING DATE AND ADJOURNMENT

The next meeting date is a regular meeting on April 19, 2005 at 7:00 p.m. at the West Wendover Library, Pilot Peak Room. Council Member Reilly made the motion to adjourn. The motion was seconded by Council Member Gunter and passed unanimously.

ATTEST:

Anna E. Bartlome
City Clerk/Records Officer