



## CITY OF WEST WENDOVER

P.O. Box 2825 • 1111 N. Gene L. Jones Way • West Wendover, NV 89883  
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### WEST WENDOVER CITY COUNCIL MINUTES OF THE REGULAR MEETING OF MAY 18, 2010

The West Wendover City Council met for a regular meeting on May 18, 2010. The meeting was held at the West Wendover City Hall, Council Chambers #137. Mayor Andersen presided.

Council Members Present: Bryant Blake, Roy Briggs and Alan Rowley II

Council Members Absent: Emily Carter and Johnny Gorum

Others Present: Brett Shelton, Dan Anderson, Jim Pitts, Dixie Melville, Jeff Davis, Russ Draper, Dawn Hagness, Peter Moyes, Heidi Lewis, Kevin Allcott, Scott Weyland, Tamera Weyland, Bob Springmeyer, Ismael Gutierrez, Sondra Schmidt, Ron Supp, Mike Crawford, Pamela Smith, Jeff Knudtson, Bryce Kimber Amee Eakins, 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:**

Jim Pitts introduced himself and explained that he was running for Elko County Sheriff. Jim Pitts gave a brief description of his qualifications and why he was running.

Brett Shelton asked if it could be considered to have the July 4<sup>th</sup> event either on a different date or have a multi day event. Brett explained that there are some conflicts with having the event on Sunday, July 4<sup>th</sup>. Russ Draper also asked to change the event from the July 4<sup>th</sup> or have a multi day event. Russ explained that the boy scouts who participate in the various events of July 4<sup>th</sup> would be leaving for summer camp the afternoon of July 4<sup>th</sup>. Mayor Andersen explained that there would be a meeting for the July 4<sup>th</sup> committee on May 20<sup>th</sup> at 6:00 p.m. to discuss either changing the date or scheduling a multi day event.

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

Council Member Blake made the motion to approve the minutes of the regular meeting of April 20, 2010 and the regular meeting of May 4, 2010. The motion was seconded by Council Member Rowley II and passed unanimously.

**5. PRESENTATION**

**\*a. Presentation by the D.W. Reynolds Committee of the Architectural Schematics, Sketches and Programmed Spaces for the D.W. Reynolds Community Center Planning Grant Project and Authorization for the City Manager to Prepare and Proceed with the**

**Submittal of the Final Report to the D.W. Reynolds Foundation and Other Matters Appropriately Related Thereto**

Chris Melville explained that this presentation is the final presentation to the Council before submitting a final report to the D.W. Reynolds Foundation. Chris stated that the needs assessment had been presented several weeks ago with this presentation concerning the architectural and financial feasibility of the project. Jeff Davis and Peter Moyes from Architectural Nexus explained where the potential building would be located, what the building would be used for and how those functions would be located. The potential community center would include the following components: senior needs, youth activities (non physical fitness), general public use and library. The building would be approximately 27,000 square feet with a total cost of approximately \$9.1 million. Bob Springmeyer from Bonneville Research explained the financial feasibility of the project and use of building. The financial feasibility looked at what could potentially be received in grant funding, rental or lease fees, and the costs associated with the staffing and running of the building. Chris Melville thanked all of those involved in the planning grant process, which included Architectural Nexus, Bonneville Research, Kevin Allcott and the members of the D.W. Reynolds committee. Council Member Briggs made the motion to authorize for the City Manager to prepare and proceed with the submittal of the final report to the D.W. Reynolds Foundation. The motion was seconded by Council Member Blake and passed unanimously.

Agenda taken out of order, Public Hearing item 2 heard next, see below.

**b. Presentation by Fronteer Development and Update of Long Canyon Project**

Pamela Smith from Fronteer Development introduced Guy Jeske and Dan Anderson as the newest members of Fronteer Development. Guy Jeske is the General Manager of the Long Canyon Project and Dan Anderson is the Environmental Programming Manager for the Long Canyon Project. Guy Jeske and Dan Anderson explained some highlights from 2009 as well as the goals for 2010. In 2009 there were 250 holes drilled, 100,000 feet of drilling, Shafter test wells, Shafter Well #6 drilled, and various baseline studies completed. Goals for 2010 include drilling 250 holes and 150,000 feet of drilling.

Agenda taken out of order, Public Hearing item 3 heard next, see below.

**6. NEW BUSINESS**

**\*a. Discussion and Decision to Accept the Shafter Well #6 Project as Provided for in the BLM Stipulations as Part of the Long Canyon Exploration Project for the City of West Wendover, Nevada/City of Wendover, Utah and Other Matters Appropriately Related Thereto**

Chris Melville read the City Engineers project completion and recommendation for acceptance memo into the minutes (see attached). The memo included that the punch list items had been completed, final inspection was completed by Thomas Ingersoll, Elko County Director of Building and Safety and Keith Westengrad, Battalion Chief for County Fire Marshall, and all water chemistry results have been provided. Bryce Kimber explained that the fire extinguishers and signs have been installed except for the exterior signs on the doors. Chris explained that the project completion bond remain active until completion of final payment to Canyon Construction. Council Member Briggs made the motion to accept the Shafter Well #6 project as provided for in the BLM stipulations as part of the Long Canyon Exploration Project for the City of West Wendover, Nevada/City of Wendover, Utah. The motion was seconded by Council Member Rowley II and passed unanimously.

**\*b. Discussion and Decision to Approve and Authorize Staff to Prepare and Mayor to Execute Any and All Documents for the Spill Prevention Control and Countermeasure**

**(SPCC) Plan for the Public Work Facility and Other Matters Appropriately Related Thereto**

Chris Melville explained that the spill prevention plan came from a requirement from the Air Force environmental work that is being done. Bryce Kimber explained that this plan would be issued to show that the existing Public Works site is in compliance and would be transferred to the new site. Council Member Briggs made the motion to approve and authorize staff to prepare and Mayor to execute any and all documents for the Spill Prevention Control and Countermeasure (SPCC) Plan for the Public Work Facility. The motion was seconded by Council Member Rowley II and passed unanimously.

**7. PUBLIC HEARINGS**

**The following public hearing for Wendover Mobile Home Park has been rescheduled for June 1, 2010 due to the owner being unable to attend.**

**\*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 **May 18, 2010 at 7:15 p.m.** in the West Wendover City Hall, Council Chambers Room #137, located at 1111 North Gene L. Jones Way. The purpose of this hearing is to consider a conditional use permit.

**DESCRIPTION:**

**Conditional Use Permit: Wendover Mobile Home Park / Jerry Johnson; property located in a RMH-1 Zone**

- 1) Use Requested: Upon evidence of economic need in the City and to promote the general welfare, owners of mobile home parks in RMH-1 or RMH-3 Districts may be permitted to rent the park spaces to recreational vehicles if the owner of any such mobile home park obtains a conditional use permit for such recreational vehicle rentals pursuant to the procedure set forth in Title 8, Chapter 10 for a period not to exceed one year; provided, however, in addition to any other limitations or conditions proscribed during the conditional use process, no more than one such conditional use for any mobile home park may be permitted in any five-year period and no more than 50% of mobile homes spaces in any mobile home park may be used for recreational vehicles, as per West Wendover City Ordinance No. 2010-02.**

**The property description is: Parcel B-7, File 395269 & Parcel B-10, File 447729, as filed in the Office of the Elko County Recorder, and situated in Sections 16, Township 33 N, Range 70 E, M.D.B. & M., Elko County, Nevada. Located in 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.

**\*2) NOTICE**, is hereby given that the West Wendover City Council will hold a public hearing in conjunction with the Regular City Council meeting of **May 18, 2010**, at the West Wendover City Hall, Council Chambers #137. The meeting will be called to order at 7:00 p.m. and the **public hearing will be held at 7:30 p.m.** thereafter. The purpose of the hearing is for the discussion and approval of the 2010 – 2011 Fiscal Year Budget. Copies of the budget are available at the West Wendover City Offices.

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

Sondra Schmidt explained the two changes to the budget from when the tentative budget had been submitted. Those changes included the contracts for the billboards for the industrial park and the balance owed on the new phone system equipment for the City Hall. Sondra explained that with those changes it would change the operating transfers in and the ending fund balance.

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

**\*Discussion and Decision Regarding Proposed Approval of the Budget for Fiscal Year 2010-2011**

Council Member Blake made the motion to approve the budget for fiscal year 2010-2011. The motion was seconded by Council Member Briggs and passed unanimously.

Agenda taken back in order, Presentation item b heard next, see above.

**\*3) 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 **May 18, 2010 at 7:45 p.m.** in the West Wendover City Hall, Council Chambers Room #137, located at 1111 North Gene L. Jones Way. The purpose of this hearing is to consider a conditional use permit.

**DESCRIPTION:**

**Conditional Use Permit:                      Santiago Wendover Estates; property located in a RMH-1 Zone**

- 1) Use Requested:                      Upon evidence of economic need in the City and to promote the general welfare, owners of mobile home parks in RMH-1 or RMH-3 Districts may be permitted to rent the park spaces to recreational vehicles if the owner of any such mobile home park obtains a conditional use permit for such recreational vehicle rentals pursuant to the procedure set forth in Title 8, Chapter 10 for a period not to exceed one year; provided, however, in addition to any other limitations or conditions proscribed during the conditional use process, no more than one such conditional use for any mobile home park may be permitted in any five-year period and no more than 50% of mobile homes spaces in any mobile home park may be used for recreational vehicles, as per West Wendover City Ordinance No. 2010-02.**

**The property description is: Parcel 1, File 349986, as filed in the Office of the Elko County Recorder, and situated in Sections 15, Township 33 N, Range 70 E, M.D.B. & M., Elko County, Nevada. Located in 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 Andersen closed the regular portion of the meeting and opened the public hearing portion of the meeting.

Chris Melville explained that Santiago Wendover Estates has filed an application in relation to the Ruby Gas Pipeline project.

There being no public comments Mayor Andersen 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 Santiago Wendover Estates**

Council Member Blake made the motion to approve the conditional use permit located at Santiago Wendover Estates. Chris Melville asked that the motion be amended to include the provisions as outlined in his memo. Council Member Blake amended his motion to approve the conditional use application per City Code 8-5B-4(F), and further add the following stipulation: That the conditional use is applicable only during the time for which a justifiable need has been demonstrated with regard to the worker housing for the Ruby Natural Gas Pipeline project. That if the housing need is no longer necessary as part of this project and prior to the 1-year expiration, that the City Manager provide an appropriate 30 day notice to the mobile home park owner of the adjusted expiration date. The motion was seconded by Council Member Rowley II and passed unanimously.

Agenda taken back in order, New Business heard next, see above.

**8. COMMUNICATIONS**

Ron Supp stated that he has known Jim Pitts for many years and he is a very honest, loyal and dedicated person.

Anna Bartlome stated that she would be on vacation from May 24<sup>th</sup> through May 28<sup>th</sup>.

Council Member Briggs thanked Chris Melville and all those who participated in the needs assessment as well as the D.W. Reynolds planning grant process. Mayor Anderson also thanked those involved with the D.W. Reynolds planning grant process.

**9. \*APPROVAL OF THE CLAIMS:**

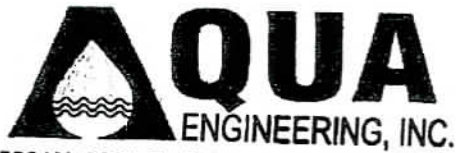
Council Member Briggs made the motion to approve the claims of May 18, 2010 and the April hand checks. The motion was seconded by Council Member Rowley II and passed unanimously.

**10. \*NEXT MEETING DATE AND ADJOURNMENT**

The next meeting date is a regular meeting on June 1, 2010 at 7:00 p.m. at the West Wendover City Hall, Council Chambers #137. Council Member Briggs made the motion to adjourn at 8:00 p.m. The motion was seconded by Council Member Rowley II and passed unanimously.

ATTEST:

Anna E. Bartlome  
City Clerk/Records Officer



533 W. 2600 S., SUITE 275, BOUNTIFUL, UTAH 84010    PHONE: (801) 299-1327 / FAX: 801) 299-0153

**PROJECT MEMORANDUM**

**DATE:**        May 14, 2010  
**TO:**            Chris J. Melville – City Manager, City of West Wendover  
**FROM:**        Craig G. Neeley, P.E. - Contract City Engineer *CEN*  
**RE:**            Shafter Well # 6 – Project Completion & Recommendation for Acceptance  
**CC:**            Jim Lincoln - Fronteer USA

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The Shafer Well # 6 project is now complete. Project close-out efforts consisted of the following:

- 1) All Final Punch List items were completed by the general contractor, Canyon Construction.
- 2) Final inspection was completed by Thomas Ingersoll, Elko County Director of Building & Safety, and Keith Westengard, Battalion Chief, County Fire Marshall.
- 3) All water chemistry results and a project completion letter were provided to Lisa Kremer, P.E., Nevada Division of Environmental Protection, and the well has been authorized for use in the municipal water system.
- 4) Water rights change application 78451 has been approved with Shafter Well # 6 as the authorized point of diversion.

Mr. Westengard has requested the addition of an Elko County lock box to ensure county access in the event of an emergency. This work will be completed by the city Public Works Department along with the installation of "No Storage", "Fire Extinguisher Inside", and "Shafter Well # 6" signs at the facility.

I recommend acceptance of Shafter Well # 6 with the condition that the project completion bond, issued to the City of West Wendover by Fronteer USA, remain active until completion of the final payment to Canyon Construction.

- END -