

**WEST WENDOVER CITY COUNCIL MINUTES OF THE
REGULAR MEETING OF JUNE 5, 2007**

The West Wendover City Council met for a regular meeting on June 5, 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: Corinne Copelan, Bryce Kimber, Kendra Follett, Ron Supp, John Hanson, Randall Soderquist, Dixie Melville, Devan Croasmun, Craig Buchholz, Rick Davidson, Leon Flinders, Brenda Flinders, Aleta Kimber, Russ McMullen, Doug Smith, 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 a change to the minutes of May 15, 2007.

Under Communications the change is as follows:

“Ron Supp explained that the short-handedness in the Police Department and Dispatch should be over soon; interviews have been done and background checks are being completed.”

Council Member Christie made the motion to approve the minutes of the regular meeting of May 1, 2007 and the regular meeting of May 15, 2007 with the change as noted above. The motion was seconded by Council Member Briggs and passed unanimously.

5. CONSENT CALENDAR

***a. Second Reading and Adoption of Ordinance #2007-01; An Ordinance Providing for the Issuance by the City of West Wendover of Its General Obligation (Limited Tax) Tax-Exempt Medium-Term Bonds, Series 2007A and Its General Obligation (Limited Tax) Taxable Medium-Term Bonds, Series 2007B for Purpose of Acquiring, Constructing, Improving and Equipping Park Projects, Recreation Projects, Street Projects, Water Projects, Sanitary Sewer Projects, Drainage Projects and Projects for Economic Development as Defined in NRS 268.063; Providing Covenants, Agreements and Other Details Concerning the Bonds, the Project and General Tax Proceeds;**

Ratifying Action Previously Taken and Pertaining to the Foregoing by the City and Its Officers and Employees; and Providing Other Matters Relating Thereto

Kendra Follett explained that three bids for the financing had been received for each series of bonds, with the lowest interest rate from Sun Trust for both bonds. Kendra stated that the interest rates are for the non-taxable bond is 4.32% and the taxable is 6.799%. Council Member Christie made the motion to adopt Ordinance #2007-01; an ordinance providing for the issuance by the City of West Wendover of its general obligation (limited tax) tax-exempt medium-term bonds, series 2007A and its general obligation (limited tax) taxable medium-term bonds, series 2007B for purpose of acquiring, constructing, improving and equipping park projects, recreational projects, street projects, water projects, sanitary sewer projects, drainage projects and projects for economic development as defined in NRS 268.063; providing covenants, agreements and other details concerning the bonds, the project and general tax proceeds; ratifying action previously taken and pertaining to the foregoing by the city and its officers and employees. The motion was seconded by Council Member J. Carter and passed unanimously.

***b. Discussion and Decision to Adopt Resolution #2007-07; A Resolution Commending the City of Wendover, Utah on Reaching its 100 Year Anniversary and Re-affirming the Cooperative Partnerships and Efforts of Wendover, Utah and West Wendover, Nevada, in Continuing Efforts to Promote and Provide for the Prosperity of the Communities on Whole**

Mayor Thaut explained that this was something nice that could be done for a sister city. Mayor Thaut also thanked Chris Melville for writing the resolution. Mayor Thaut read the resolution. Council Member Gorum made the motion to adopt Resolution #2007-07; a resolution commending the City of Wendover, Utah on reaching its 100 year anniversary and re-affirming the cooperative partnerships and efforts of Wendover, Utah and West Wendover, Nevada in continuing efforts to promote and provide for the prosperity of the communities on whole. The motion was seconded by Council Member Christie and passed unanimously.

The resolution was signed by the Mayor and Council Members.

6. NEW BUSINESS

***a. Discussion and Decision Regarding Acceptance of Renewal Proposal from Nevada Public Agency Insurance Pool (POOL) and Approval for Payment from Fiscal Year 2007-2008 Funds**

Russ McMullen explained that he had been the insurance agent for the City since incorporation and encouraged the City to become a member of the POOL. Russ explained that the POOL tries to keep loss at a minimum and manage risk for the entities. Doug Smith explained the new initiatives that they have started this year, which include training for Police and Sheriff Departments, and Human Resource training. It was stated that there was a 2% increase in the insurance premiums but there has been a general increase in property values of 12% throughout Nevada. Craig Buchholz explained that he would keep City staff notified of when fire extinguisher training would be going on in the area. Craig also stated that thermal images had been done of the Public Works facilities. Craig stated that in another city thermal images had been done on ball field lights and helped find a problem before it caused a lot of damage. Corinne Copelan asked if the lights at the high school ball field would still be under the City or School District, and how often the lights should be checked. Craig explained that they could come as often they would like them to. Council Member Christie made the motion to accept the renewal proposal from Nevada Public Agency Insurance Pool (POOL) and approve the payment from the fiscal year 2007-2008 funds. The motion was seconded by Council Member Briggs and passed unanimously.

***b. Discussion and Decision to Proceed with Re-Bidding the North Gene L. Jones Way Infrastructure Improvements and Associated Phasing and Other Matters Appropriately Related Thereto**

Chris Melville explained that the redesign and phasing is complete and ready to go back out to bid. The three phases are: Phase 1 provides for street improvements in that area except the asphalt paving; Phase 2 is the asphalt paving; and Phase 3 includes other concrete work that is

not necessary in the functionality of the street. Council Member Christie asked if we were going to construct the whole road but phase in the curb, gutter and asphalt. Chris explained that we would construct the whole road, with the curb and gutter on the outside of the loop, which would allow access to the complex. Council Member E. Carter made the motion to proceed with the re-bidding of the North Gene L. Jones Way infrastructure improvements and associated phasing. The motion was seconded by Council Member J. Carter and passed unanimously.

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

***c. Discussion and Decision to Approve an Extension of the Bidding Time for the West Wendover Housing Project Initiative 2007 and Other Matters Appropriately Related Thereto**

Chris Melville asked for an extension of bidding time, to allow for more developers to bid on the project. Chris explained that the City did close on the building lots today and is now the owner of the lots. Council Member Christie made the motion to extend the bid deadline to June 20, 2007. 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**

Mayor Thaut stated that this item should be for the 81 acres not the 18 building lots so no action should be taken. Council Member Christie made the motion to take no action on this item and to place on the next agenda the acceptance of the written approval of the Department of Taxation for the financing of the 81 acres. The motion was seconded by Council Member J. Carter and passed unanimously.

8. PUBLIC HEARING

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 **June 5, 2007 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 conditional use permit.

DESCRIPTION:

Conditional Use Permit: Michael & Pamela Lattin/Salt Flats, LLC

- 1) To allow the placement of a mobile home for limited residential use (City Code 8-6E-5) *“Provided that there is full compliance with all yard requirements of the applicable R-1 Zoning District, limited residential uses may be permitted for any residential buildings, which are separate from any light industrial for caretakers, groundkeepers, managers or security personnel of light industrial or other uses principally permitted in M-1 Zoning.”***

The property description is: Parcel 6 as shown on the Official Plat as filed with the Office of the Elko County Recorder File No. 367213, and situated in Section 17, Township 33 North, Range 70 East, M.D.B. & M. , Elko County, Nevada. Located at 1717 W. Florence 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.

Council Member Gorum asked exactly where this was located. It was stated that this was the Mr. Tow yard located at the end of Mesa Street. Chris Melville explained that in order for a mobile home to go in a M1 zone it would have to meet all of the R1 requirements for residential. Rick Davidson explained that the owners of the property need to file the permit but the purpose of the permit would be to put an office trailer on the property. General discussion was had regarding the requirements of having the trailer permanently affixed to the property. Rick explained that the Transportation Authority has informed him that there must be an office on the property for his tow yard. Council Member Christie asked if he would not be operating out of his home anymore. Rick stated that he never ran out of his home but used his Utah office. Mayor Thaut explained that the trailer and foundation would need to be inspected.

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

***Discussion and Decision Regarding Proposed Approval or Denial of Conditional Use Permit Located at 1717 W. Florence Way**

Council Member Christie made the motion to approve the conditional use permit located at 1717 W. Florence Way. Council Member Briggs asked that the motion be amended to include that the permit is subject to all requirement codes. Council Member Christie amended her motion to include that the placement of the building will be subject to compliance of all city codes and approvals prior to being occupied. The motion was seconded by Council Member J. Carter and passed unanimously.

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

9. DEPARTMENT UPDATES

Fire Chief – Jeff Knudtson had nothing to add to memo, which stated that the new firefighters have completed the Basic Wild Land course. The rest of the department has taken a refresher on the wild land course and completed the I-200 IC course, and are two weeks into an additional level 4 IC command I-215 course. The memo also stated that the burn trailer would be in Hawthorn Nevada for the Nevada State Firefighters Conference June 20th-24th. Council Member Christie asked how many new firefighters completed the course. Jeff stated that the 4 new firefighters completed the course.

Police Chief – Ron Supp had nothing to add to memo, which stated that two new dispatchers have been hired and with their addition brings dispatch back to full staff. The memo further stated that the background investigation of a candidate for police officer is nearing completion. The entire patrol division is participating in an active gunman training. The memo also stated that the department responded to 392 calls for service, 13 adult arrests, 9 warrants served, 2 juvenile arrests, 117 citations, 5 field interviews and served 83 civil papers.

City Clerk/Records Officer – Anna Bartlome had nothing to add to memo, which stated that there were 5 new businesses in the months of February and March. The businesses included Raul's Auto Tint, Central Telcom Services, Professional Services & Consulting, Gomez Produce and Librais Fashion.

Chief Financial Officer – Leon Flinders stated that a time would need to be scheduled for the budget augmentations. Discussion was had regarding a date and time for the meeting (June 28, 2007 at 3 p.m.)

Public Works Director – Bryce Kimber had nothing to add to memo, which stated that Shelton's has replaced the cuts along Tibbets Boulevard by Stone Creek Apartments. Shelton's has also completed the Wendover Boulevard/Wells Avenue Project. The memo further stated that the 10" water tie in for the city complex has been completed. The memo stated that the electrical panel at the reuse plant had three big blowers burn up and had to hire

an electrician to come and make the necessary repairs. The new cell at the landfill is still being worked on. The honor camp has come and done some litter control. The memo also stated that the bid for the trailer mounted sewer jetting machine is out and will be opened June 12th. Council Member Gorum wanted to say thanks for the patching of Wendover Boulevard and Tibbets. Council Member Christie asked if when the thermal scan was done if they could tell that the panel at reuse was having problems. Bryce stated that they did find a piece that was bad but could not be saved.

City Manager – Chris Melville stated that the patent for the 81 acres has been issued and once received it will be recorded.

Corinne Copelan asked if the pipe that is along the road by Wendover Boulevard is damaged. Chris Melville stated that the project had been bid out but was one of the bids that had been rejected. Bryce Kimber stated that he had talked to the manufacture of the pipe and the pipe is fine and usable. Bryce stated that the Public Works crew would be installing it towards the end of summer.

10. COMMUNICATIONS

Council Member Gorum stated that he attended the Elko County Recreation Board meeting and asked about the money the city receives. Council Member Gorum stated that the money is in a reserve fund. General discussion was had regarding the reserve fund by the Elko County Recreation Board, the amount of money returned to the city and how they figure what each cities portion is.

Council Member J. Carter stated that he had been on vacation.

Council Member Briggs thanked both Chris Melville and the Mayor for the resolution commending Wendover Utah on their 100 year anniversary.

Mayor Thaut stated that she and Council Member Briggs attended the Administrative Authority meeting earlier in the day. Mayor Thaut stated that she had also attended the REC Board meeting for Council Member Gorum who was attending the Elko Recreation Board meeting.

Council Member Christie stated that the 4th of July committee meetings are moving forward nicely. Council Member Christie would be attending the Nevada League of Cities on June 15th; there should be a legislative update. General discussion was had regarding the legislation for minimum standards of Casino/Resorts, and the number of bill drafts different entities can use in the future.

11. *APPROVAL OF THE CLAIMS:

Council Member Gorum made the motion to approve the claims for June 5, 2007, May hand checks and April 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 special workshop meeting on June 8, 2007 at 4:00 p.m. at the West Wendover Library, Pilot Peak Room. The next regular meeting is June 19, 2007 at 7:00 p.m. at the West Wendover Library, Pilot Peak Room. Council Member E. Carter made the motion to adjourn at 8:00 p.m. The motion was seconded by Council Member Briggs and passed unanimously.

ATTEST:

Anna E. Bartlome

City Clerk/Records Officer