

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

The West Wendover City Council met for a regular meeting on July 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: Ron Supp, Dixie Melville, Bryce Kimber, Corinne Copelan, Jeff Knudtson, Claude Fratto, Brenda Flinders, Leon Flinders, Aleta Kimber, Leeanna Briggs, Kerry Robinson, Jackie Ratliff, Bill Ratliff, Carla Loncar, 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 June 19, 2007.

Under New Business the changes are as follows:

Item a: *“Council Member Gorum asked if the total of the bid would be minus the \$67,639.00 and plus both schedule A and B; and if the total amount would be in the budgeted amount.”*

Also under item A where it refers to bid schedule A and B they should be capitalized.

Under Communications the changes are as follows:

“Council Member E. Carter explained that the 4th of July meetings are going very well, the Utah Council has come up with some great things to make the day successful.”

“Council Member J. Carter stated that he attended the car show on June 16th and 17th, and it was very enjoyable.”

Council Member Christie had some changes to the minutes of June 28, 2007.

Under New Business the changes are as follows:

Item a: *“Jeff Knudtson explained that the State cannot purchase equipment and give it to agencies, and if the City of West Wendover purchases equipment the State will reimburse for the amount.”*

Item b: *“Chris Melville explained that due to the timing of the meetings and two Council Members being absent he would like to hold interviews for the housing project at the July 17th meeting.”*

Council Member Gorum had a change to the minutes of the June 28, 2007.

Under Consent Calendar the changes are as follows:

Item g: *“It was explained that the City applied for more funds and received them.”*

Council Member Gorum made the motion to approve the minutes of the regular meeting of June 19, 2007 and the minutes of the special meeting of June 28, 2007 with the changes as noted above. The motion was seconded by Council Member E. Carter and passed, Council Member Briggs abstained from the June 28, 2007 minutes due to being absent.

5. PRESENTATION

West Wendover Housing Initiative 2007

No presentation.

6. CONSENT CALENDAR

***a. Discussion and Decision to Adopt Resolution #2007-20; A Resolution Authorizing the Disposal of Real Property Through Sale as Defined by West Wendover City Code, Title 6, Chapter 11, Section 2**

Chris Melville explained that we are still waiting for the appraisal to come back and would like to forward the approval of the resolution to the meeting on July 24, 2007. Chris went through the resolution and explained each item. The resolution describes the 3.87 acres that are for sale, waives the parcel map, sets the minimum bid price, how the sealed and oral bids are to be handled, and includes the lease agreement for the Courthouse and Fire Station. Corinne Copelan asked if the resolution was going to be published in an adjudicated newspaper. It was explained that it would be published. Chris explained that a 50 foot storm drainage easement would be provided for, and there would be a 30 foot buffer between the 3.87 acre parcel and the West Wendover Recreation District property. Kerry Robinson asked about the utility easement on the property and if the new owners would be responsible for the easements. Chris explained that the buyer would be responsible for the easements. Chris explained that the City would lease back the portion of property where the Court and Fire Station are located. Chris stated that when the new City Hall is complete the Court and Fire Station will move their equipment but the buildings will belong to the new owner. Chris stated that once the resolution is adopted it will be published four times. Council Member E. Carter made the motion to forward Resolution #2007-20 to the meeting of July 24, 2007. The motion was seconded by Council Member J. Carter and passed unanimously.

7. NEW BUSINESS

***a. Discussion and Decision Regarding Letter of Complaint Received from Bill Ratliff Jr. on Carport at 333 Toana Court and Other Matters Appropriately Related Thereto**

Chris Melville explained that the complaint letter has been received from Bill Ratliff regarding his carport. Bill Ratliff explained that he had purchased the carport and been informed that he would not need any permits for it but once installed was told he needed a building permit and a variance. General discussion was had regarding the carport and why a variance would be needed, the process for a variance permit, and how in the past permanent structures were classified and handled. Council Member Christie made a motion to waive the \$75.00 fee for Bill Ratliff Jr. for a variance permit if he chooses to apply and go through the process. The motion was seconded by Council Member E. Carter and passed unanimously.

***b. Discussion and Decision on Attending the Nevada League of Cities and Municipalities 48th Annual Conference in Winnemucca Nevada on September 19-22, 2007 and Other Matters Appropriately Related Thereto**

Council Member Christie explained that she asked this to be placed on the agenda so that everyone who wants to attend can get registered early. General discussion was had regarding who could attend and what days they can go. Council Member Christie made the motion to approve for seven people to attend the Nevada League of Cities and Municipalities 48th Annual Conference in Winnemucca Nevada on September 19-22, 2007. The motion was seconded by Council Member J. Carter and passed unanimously.

***c. Discussion and Decision to Approve Lot Line Adjustments and Associated Maps Documents Related Thereto for Village One Phase 2 Subdivision**

Chris Melville explained that this item could be forwarded to the meeting on July 24, 2007. Chris explained that the adjustments would change the square footage of the lots from 6,000 square feet to 8,000 square feet, and from 16 lots to 13 lots. Discussion was had regarding what the lots had been appraised for, the 6,000 sq ft lots were at \$35,000.00 and the larger lots were at \$40,000.00. General discussion was had regarding having a public sale for the lots, where the utilities are currently located and where they would be located if the lots were changed. Council Member Christie made the motion to forward the lot line adjustments and associated maps and documents related thereto for Village One Phase 2 Subdivision to the July 24, 2007 meeting. The motion was seconded by Council Member Briggs and passed unanimously.

***d. Discussion and Decision to Approve Changes/Modifications to the Covenants Codes and Restrictions of Village One Phase 2 Subdivision and Other Matters Appropriately Related Thereto**

Chris Melville explained that there had only been a few changes, which included who the owner of the lots was, the structure and minimum size, two story homes, and factory built homes. General discussion was had regarding the square footage of the home (changing from 1,500 sq ft to 1,200 sq ft) and whether to allow two stories. Council Member Gorum made the motion to approve the changes and modifications to the Covenants Codes and Restrictions of Village One Phase 2 Subdivision. The motion was seconded by Council Member Briggs and passed unanimously.

***e. Discussion and Decision with Regard to the Selection of a Qualified Developer/Contractor or Proceeding with Public Sale of Housing Lots in Relation to the West Wendover Housing Initiative 2007 and Other Matters Appropriately Related Thereto**

Chris Melville explained that there were no qualified developers interested in the project at this time. General discussion was had regarding whether to extend the bidding time for a qualified developer or proceed with a public sale of the lots. Council Member Gorum made the motion to proceed with a public sale of the housing lots in relation to the West Wendover Housing Initiative 2007. The motion was seconded by Council Member Briggs and passed unanimously.

***f. Discussion and Decision to Accept or Reject the Bids for the North Gene L. Jones Way Project Phase 1 and Other Matters Appropriately Related Thereto**

Chris Melville explained that there were no bids received for this project and it would be going back through the process. Chris stated that there would also be other projects bid out at the same time to hopefully get contractors interested in the project. Council Member Christie made the motion to re-bid the North Gene L. Jones Way Project Phase 1 due to no bids being received. The motion was seconded by Council Member J. Carter and passed unanimously.

8. OLD BUSINESS

***a. Discussion and Decision to Approve Agreement Between Western Metals Recycling, Inc. and the City of West Wendover for Collection of Scrap Metal from the City Landfill**

Council Member Christie made the motion to table the agreement between Western Metal Recycling Inc. and the City of West Wendover for collection of scrap metal from the city landfill. The motion was seconded by Council Member J. Carter and passed unanimously.

9. COMMUNICATIONS

Council Member Christie stated that she had received the book on the Legislative session from the Nevada League of Cities. Council Member Christie stated that the 4th of July went well and thanked Chris Melville and everyone who helped with the float.

Council Member Gorum thanked Jeff Knudtson and his crew for their work on the fireworks. Council Member Gorum stated that the golf course is looking better.

Council Member E. Carter stated that the 4th of July was a great day and went well.

Council Member J. Carter stated that he enjoyed the 4th of July and the fireworks were spectacular. Council Member J. Carter stated that the First Responders Day is moving forward. Discussion was had regarding the schools, and there being seven new teachers at the elementary and six at the high school.

Council Member Briggs also had heard nice comments about the 4th of July events and fireworks.

Chris Melville stated that the Capital Improvements Project Plan would be on the meeting of July 24th. Chris explained that many items had been removed from the previous plan due to the items being started or completed. Chris went through the Capital Improvements Projects Plan (see attached).

Mayor Thaut thanked Council Members E. Carter and Christie for their work on the 4th of July.

Corinne Copelan stated that the Utah Council meeting was the day after July 4th and there were lots of comments from people about liking the park activities on the Wendover Utah field.

Mayor Thaut stated that she would be absent for the July 24th meeting.

10. *APPROVAL OF THE CLAIMS:

Council Member Gorum made the motion to approve the claims for July 17, 2007 and the June hand checks. The motion was seconded by Council Member E. Carter and passed unanimously.

11. *NEXT MEETING DATE AND ADJOURNMENT

The next meeting date is a special meeting on July 24, 2007 at 5:30 p.m. at the West Wendover Library, Pilot Peak Room. The next regular meeting is August 7, 2007 at 7:00 p.m. at the West Wendover Library, Pilot Peak Room. Council Member Gorum made the motion to adjourn at 8:55 p.m. The motion was seconded by Council Member E. Carter and passed unanimously.

ATTEST:

Anna E. Bartlome
City Clerk/Records Officer