

WEST WENDOVER CITY COUNCIL MINUTES OF THE REGULAR MEETING OF JULY 18, 2006

The West Wendover City Council met for a regular meeting on July 18, 2006. The meeting was held at the West Wendover Library, Pilot Peak Room. Mayor Thaut presided.

Council Members Present: Emily Carter, Jimmy Carter, Jamey Christie, Johnny Gorum and Mike Miera

Others Present: Corinne Copelan, Zia Yasrobi, Bryce Kimber, Aleta Kimber, Ron Supp, Jack Salisbury, Micaela Lujan, Maria Rodriguez, Brenda Flinders, Leon Flinders, Roy Briggs, Jeff Knudtson, Devan Croasmun, Rita MacArthur, 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:**
Jack Salisbury, candidate for Elko County Sheriff explained that he had worked for the FBI for 37 years with 15 years in Elko. Jack stated that his campaign is based on bringing integrity, honesty and ethics back to the Sheriffs Office.
4. ***APPROVAL OF THE MINUTES:**
Council Member Christie had some changes to the minutes of June 20, 2006, under Consent Calendar item c the sentence should read as follows: *"Discussion was had regarding changing from 60 days to 4 months, and to change the wording from Board of Commissioners to City Council."* Another change was under New Business items c and d, the word filling should be changed to filing. Council Member E. Carter made the motion to approve the minutes of the West Wendover City Hall Architect Selection Committee of June 19, 2006 and the regular meeting of June 20, 2006 with the changes as noted. The motion was seconded by Council Member Gorum and passed unanimously.
5. **CONSENT CALENDAR**
***a. Discussion and Decision to Adopt Resolution #2006-19; A Resolution Adopting the Appropriate Map(s) for Routes within the City Limits for ATV Use**
Chris Melville explained that the routes would be along Tibbets Boulevard, Alpine Street and Mesa Street. There are various entry and exit points that can be used throughout the City. General discussion was had regarding the age of riders, what speed riders are to use, and if flyers are to be sent out to the community regarding ATV uses and routes. Mayor Thaut read the above entitled resolution. General discussion was had regarding whether more routes are needed, including a route along Pueblo Boulevard between Alpine Street and Tibbets Boulevard. Council Member Christie made the motion to adopt Resolution #2006-19, a

resolution adopting the appropriate maps for routes within the City limits for ATV use with the addition of Pueblo Boulevard between Alpine Street and Tibbets Boulevard, the crosswalk on Florence Way, and all other routes as depicted. The motion was seconded by Council Member Miera and passed unanimously.

***b. Discussion and Decision to Adopt Resolution #2006-20; A Resolution Establishing the Various License/Permit Fees and Applications Applicable to the Sexually Oriented Business Code and Repealing Resolution #2006-01**

Council Member Miera made the motion to forward this item to the next meeting. The motion was seconded by Council Member J. Carter and passed unanimously.

6. NEW BUSINESS

***a. Discussion and Decision of the Council to Ratify the Decision of the Architect Selection Advisory Committee of July 12, 2006 for the Selection of VCBO Architects and Other Matters Appropriately Related Thereto**

Chris Melville would ask the Council to ratify the decision of the selection committee, which was to select VCBO Architects. Council Member Christie made the motion to ratify the decision of the Architect Selection Advisory Committee of July 12, 2006 for the selection of VCBO Architects. The motion was seconded by Council Member Miera and passed unanimously.

***b. Discussion and Decision to Approve the City of West Wendover 2006-2011 Capital Improvement Projects Plan and Other Matters Appropriately Related Thereto**

Chris Melville started to explain the Capital Improvement Projects Plan (see attached).

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

Chris Melville finished explaining the Capital Improvement Project Plan. Council Member Miera made the motion to approve the City of West Wendover 2006-2011 Capital Improvement Projects Plan. The motion was seconded by Council Member J. Carter and passed unanimously.

***c. Discussion and Decision to Approve the Debt Management Policy for Fiscal Year 2006-2007 for the City of West Wendover and Other Matters Appropriately Related Thereto**

Leon Flinders explained that this is an annual document that is prepared every year. Leon stated that no new debt had been issued, some debt had been retired, and there are no general obligation bonds for the City. Council Member Christie made the motion to approve the Debt Management Policy for fiscal year 2006-2007 for the City of West Wendover. The motion was seconded by Council Member J. Carter and passed unanimously. Leon stated that the Debt Management Committee would be meeting on July 26, 2006.

***d. Discussion and Decision to Accept or Reject Bids for the Truck for the Hook Lift Assembly and Other Matters Appropriately Related Thereto**

Bryce Kimber explained that only one bid had been received from National Environmental Waste Systems in the amount of \$96,500.00. Bryce recommended awarding the bid to them as they met all the specs. Council Member Christie made the motion to accept the bid for the truck for the hook lift assembly. The motion was seconded by Council Member Miera and passed unanimously.

***e. Discussion and Decision on Attending the Nevada League of Cities and Municipalities 47th Annual Conference in Incline Village Nevada on October 4-7, 2006 and Other Matters Appropriately Related Thereto**

Council Member Christie explained that if anybody is going we should book early. General discussion was had regarding who should attend and how many to send. Council Member Miera made the motion to approve up to 9 people to attend the Nevada League of cities and Municipalities 47th Annual Conference in Incline Village Nevada on October 4-7, 2006. The motion was seconded by Council Member Christie and passed unanimously.

***f. Discussion and Decision Regarding Speed Limit on Florence Way and Other Matters Appropriately Related Thereto**

Ron Supp stated that 35 MPH would be acceptable along Florence Way with the corner by the Police Department and between Mesa Street and Alpine Street being 25 MPH. General discussion was had regarding whether to change the speed limit to 35 or 30. Council Member Christie made the motion to leave the speed limit from Mesa Street to Alpine Street and the corner by the Police Station at 25 MPH and to change the limit between Mesa Street and the corner of the Police Station to 30 MPH. The motion dies due to a lack of a second. Council Member Miera made the motion to leave the speed limit from Mesa Street to Alpine Street and the corner by the Police Station at 25 MPH and to change the limit between Mesa Street and the Police Station to 35 MPH. The motion was seconded by Council Member J. Carter and passed unanimously.

7. 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 **July 18, 2006 at 7:30 p.m.** in the West Wendover Library, Pilot Peak Room, located at 590 Camper Drive. The purpose of the hearing is to consider a zoning change for Wendover Mobile Home Parks, LLC and Johnson Resort Properties, LLC from RMH-1 to RMH-2. The property description for Wendover Mobile Home Park, LLC is Parcel B-7 as filed in the Office of the Elko County Recorder, and situated in Section 16, Township 33N., Range 70E., M.D.B.&M., File No. 395269. The property description for Johnson Resort Properties, LLC is Parcel B10 as filed in the Office of the Elko County Recorder, and situated in Section 16, Township 33N., Range 70E., M.D.B.&M., File No. 447729.

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

Zia Yasrobi congratulated the City on its growth and projects, and stated that currently there is a stable situation for people to buy property. Zia continued by discussing the different variances that had been issued for Wendover Mobile Home Park with the original permits, which included streets, sidewalks, and lot sizes. Zia stated that they would like to subdivide the land and allow people to purchase individual lots where they could place their trailer. Zia explained that it would be easier for people to get a loan for the trailer and the land, and could then be turned into real property. It was stated that a home owners association would be established for the utilities and streets. General discussion was had regarding lot size, if the trailers are to be placed on permanent foundations, and if someone purchases a lot and owns their own trailer how old could that trailer be in order to still move it. Zia stated that the trailer could be up to ten years old if meets requirements but would depend on the trailer. General discussion was had regarding the amount of variances that would be required for lot sizes, streets could not stay private because of not being a park, and home owners associations are great but the City ends up responsible for enforcement. It was asked what would happen to the trailer park if the zone change was not approved. Zia stated that there would be no change of use for the property.

Council Member Gorum was excused at 8:15 p.m.

Jeff Knudtson asked if a more complete plan could be brought back to either bring back to code or very close to code, and may still be able to sell individual lots. General discussion was had regarding possibly having another meeting with some changes to what had been presented. It was stated that the lot rent was \$350.00. Discussion was had regarding what the rent was for the trailer park, and that the land payment would be a similar amount.

Mayor Thaut 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 Zone Change for Wendover Mobile Home Park, LLC and Johnson Resort Properties, LLC from RMH-1 to RMH-2**

Council Member Miera made the motion to deny the zone change for Wendover Mobile Home Park, LLC and Johnson Resort Properties, LLC. The motion was seconded by Council Member Christie and passed unanimously.

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

8. COMMUNICATIONS

Jeff Knudtson explained that the lot rent mentioned earlier in the Public Hearing was actually for Clearview Mobile Home Park and that the rent for Wendover Mobile Home Park is \$275.00.

Mayor Thaut asked if everyone enjoyed the concert on July 14, 2006.

Council Member Miera stated that in the 23 years he has lived here he has only had 1 speeding ticket, went to court to fight it and won.

Council Member Christie explained that she attended the Nevada League of Cities Board meeting, which included their annual audit, and Legislative Packet. Council Member Christie stated that Nevada is the number 1 leader for meth use, and that a bill draft may be proposed by the League for this Legislative cycle. General discussion regarding the amount of bill draft requests that the League can submit and how many each city can put in.

Mayor Thaut stated that on Friday July 28, 2006 the City Council, City Manager, Police Chief, Fire Chief and Chief Financial Officer would be viewing 3 city halls with VCBO. The possible sites are Mapleton, Syracuse and Draper. Mayor Thaut stated that she enjoyed the concert on July 14th for the grand opening of the Peppermill Concert Hall.

9. *APPROVAL OF THE CLAIMS:

Council Member Miera made the motion to approve the claims for July 18, 2006. The motion was seconded by Council Member J. Carter and passed unanimously.

10. *NEXT MEETING DATE AND ADJOURNMENT

The next meeting is a workshop meeting on July 28, 2006 at 8:00 a.m. and is a traveling meeting. The next regular meeting is August 1, 2006 at 7:00 p.m. at the West Wendover Library, Pilot Peak Room. Council Member Christie made the motion to adjourn at 9:10 p.m. The motion was seconded by Council Member J. Carter and passed unanimously.

ATTEST:

Anna E. Bartlome
City Clerk/Records Officer