



CITY OF WEST WENDOVER

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WEST WENDOVER CITY COUNCIL MINUTES OF THE REGULAR MEETING OF JULY 21, 2009

The West Wendover City Council met for a regular meeting on July 21, 2009. The meeting was held at the West Wendover Library, Pilot Peak Room. Mayor Andersen presided.

Council Members Present: Bryant Blake, Roy Briggs, Emily Carter, Johnny Gorum and Alan Rowley II

Others Present: Corinne Copelan, Bryce Kimber, Dixie Melville, Kendra Follett, Jeff Knudtson, Manny Trujillo, Ron Supp, Sondra Schmidt, Aleta Kimber, Kerry Robinson, 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:

None offered or received.

4. *APPROVAL OF THE MINUTES:

Council Member Gorum made the motion to approve the minutes of June 16, 2009. The motion was seconded by Council Member Blake and passed unanimously.

5. CONSENT CALENDAR

***a. Second Reading and Adoption of Ordinance #2009-06; An Ordinance for the Consideration and Possible Approval of an Ordinance Authorizing the Issuance of the City of West Wendover, Nevada Sales Tax Revenue Bond, Series 2009 in the Principal Amount of \$5,225,000 to Pay in Part the Cost of a Building Project (Government Complex); Providing the Forms, Terms and Conditions of the Bond, the Security Therefor and the Sale Thereof to the United States of America; Providing for the Collection and Disposition of Sales Tax Revenues Pledged for Repayment of the Bond; Providing Other Matters Related Thereto; and Providing for an Effective Date**

Mayor Andersen read the above entitled ordinance. Corinne Copelan asked whether the City would raise property taxes to pay for the loan due to the way the economy is currently. Sondra Schmidt stated that consolidated taxes is used to pay the loan back and that revenues for the current year have stayed level or slightly higher than the previous year. Kendra Follett explained that the issuance of this bond replaces the interim debenture that was taken out in 2007 that was used to finance the construction of the new complex. This bond for \$5,225,000.00 will have an interest rate of 4.375% and is secured by and payable only from consolidated taxes. The loan is through the USDA and meets eligibility requirements. Council Member Carter made the motion to adopt Ordinance #2009-06; an ordinance for the consideration and possible approval of an ordinance authorizing the issuance of the City of

West Wendover, Nevada Sales Tax Revenue Bond, Series 2009 in the principal amount of \$5,225,000.00 to pay in part the cost of a building project (Government Complex); providing the forms, terms and conditions of the bond, the security therefor and the sale thereof to the United States of America; providing for the collection and disposition of sales tax revenues pledged for repayment of the bond; providing other matters related thereto; and providing for an effective date. The motion was seconded by Council Member Briggs and passed unanimously.

6. NEW BUSINESS

***a. Discussion and Decision to Proceed with the Planning Program and Related Studies Associated with the D.W. Reynolds Foundation Planning Grant and Other Matters Appropriately Related Thereto**

Chris Melville explained that in a meeting with Craig Willis, the Senior Program Manager for the D.W. Reynolds Foundation he delivered a letter stating that the foundation is discontinuing the Capital Projects Program. Chris further explained that the City did receive a planning grant and can use the funds in a matter that has a positive impact on the community. The D.W. Reynolds Planning Committee met and proposes the following:

1. That the City keep in effect the D.W. Reynolds Planning Committee.
2. The grant funds are used to complete the Community Center Planning Grant Process, which was the original purpose of the funds and a letter, be sent to the Foundation indicating such.
3. That once the planning study is underway the process for submitting a final report to the D.W. Reynolds Foundation be completed indicating the completion of the process and its results.
4. That along with the final report submittal a formal request is made to the Foundation for a community center facility grant.

Chris explained that circumstances for the board for the D.W. Reynolds Foundation could change and they might then fund the grant but if not the planning documents produced could be used for other grants. Council Member Carter made the motion to proceed with the planning program and related studies associated with the D.W. Reynolds Foundation Planning Grant. The motion was seconded by Council Member Gorum and passed unanimously.

***b. Discussion and Decision Regarding Contribution to Water Fest and Other Matters Appropriately Related Thereto**

Anna Bartlome explained that this is an annual event with the last donation of \$100.00 was two years ago. It was explained that admission was charged for the swimming pool. Council Member Gorum made the motion to contribute \$410.00 to the Water Fest. The motion was seconded by Council Member Carter and passed unanimously.

***c. Discussion and Decision to Approve the City of West Wendover 2009-2014 Capital Improvement Projects Plan and Other Matters Appropriately Related Thereto**

Chris Melville went through the Capital Improvements Projects Plan, explaining the project and associated costs (see attached).

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

Council Member Blake made the motion to approve the City of West Wendover 2009-2014 Capital Improvements Projects Plan. The motion was seconded by Council Member Briggs and passed unanimously.

***d. Discussion and Decision to Approve the Debt Management Policy for Fiscal Year 2009-2010 for the City of West Wendover and Other Matters Appropriately Related Thereto**

Sondra Schmidt explained that due to her never preparing a debt management policy before she had submitted a draft copy to our analyst at the State. The analyst had informed her that it was done correctly. Sondra explained that the debt management policy has to be tied to the budget and amortization schedules. Council Member Carter made the motion to approve the

Debt Management Policy for fiscal year 2009-2010 for the City of West Wendover. The motion was seconded by Council Member Briggs and passed unanimously.

***e. Discussion and Decision to Make Adjustment to Appointive Officers Compensation Per City Code 1-21-1 (A)(1)**

Chris Melville explained that adjustments to the appointive officers compensation must be done annually, the adjustment could be anywhere from 0% to 10%. Council Member Carter made the motion to approve a 10% adjustment to the appointive officer's compensation per City Code 1-21-1 (A)(1). The motion was seconded by Council Member Briggs and passed unanimously.

7. OLD BUSINESS

***a. Discussion and Decision to Authorize Staff to Prepare and Mayor to Execute the Agreement for Dedication of Streets and Vacation of Easement Between the City of West Wendover and Wendover Project, LLC and Other Matters Appropriately Related Thereto**

Chris Melville explained that this item has been going on for two years and has to do with the Sycamore Way and Charboneau access. Chris explained what has been negotiated for each party, which is as follows:

1. Mr. Charboneau:
 - a. Mr. Charboneau will be guaranteed access to his 4-acre parcel from Wendover Boulevard through a permanent Right of Way that will be owned by the City and provided by Wendover Project, LLC. This is a ROW and not an easement, which means that it will be classified as a city street and be 100' in width.
 - b. Mr. Charboneau will pay to the City \$57,000.00 as a contribution.
2. City of West Wendover:
 - a. The City will pay to Wendover Project, LLC a payment of \$57,000.00 for purchase rights of the easement property described in (1a) above that the City will then have as a permanent Right of Way.
 - b. The City will hold permanently two other existing roadway/access easements on Wendover Boulevard that crosses Wendover Project, LLC property. These two easements are both located east of the Plaza shopping Center. These easements contain the access currently used to reach the Plaza from Wendover Boulevard as well as the access from Wendover Boulevard to the north side of the Smith's Food Store parking lot.
 - c. The City will vacate to Wendover Project, LLC a large portion of roadway/utility easement that was granted to the City originally by Big Springs Land when the exchange with BLM took place in 1998. This easement is on the south side of Wendover Boulevard and extends 200' from Wendover Boulevard centerline to the south. 160 feet of this easement sits outside (to the south) and is in addition to the Wendover Boulevard ROW, which we own.
 - i. The City will be vacating approximately 140' of the easement as we already have sufficient Right of Way width on Wendover Boulevard in this area.
 - ii. The City will retain approximately 60' of the easement, which will go beyond the Wendover Boulevard ROW line by about 20'. We will keep this for future utility and/or if necessary some roadway expansion/modification. Looking into the future, there is no justifiable planning reason for the City to hold onto the original 200' wide easement on the south side of Wendover Boulevard. Wendover Boulevard is already properly aligned on the south side; it is on the north side that needs to be widened. This will be accomplished through the City's R&PP lease rights on that property which is part of the 124 acres we have on lease from the BLM for the City Center Area.

d. The City will receive approximately 4.7 acres of land on the north side of Exit 410 from Wendover Project, LLC for future construction of Leppy Hills Boulevard, a 100' wide Right of Way similar to Pueblo Boulevard and Wendover Boulevard. Leppy Hills Boulevard will be used to service the NDOT Maintenance Facility and the property at Exit 410 but as well as any future development north of the Interstate through Leppy Hills Trails.

3. Wendover Project, LLC:

- a. Wendover Project, LLC will receive the relinquishment of 140' of easement property along Wendover Boulevard from the intersection of Wendover Boulevard/Pueblo Boulevard west approximately 2,500 feet, containing approximately 8 acres of land.
- b. Wendover Project, LLC will receive a \$57,000.00 payment for the property to be deeded to the City for the access to the 4-acre Charboneau parcel near Wendover Boulevard.
- c. Wendover Project, LLC will receive at a minimum the approval for 5 commercial driveway approaches along their property adjacent to Leppy Hills Boulevard.

Council Member Gorum made the motion to authorize staff to prepare and Mayor to execute the agreement for dedication of streets and vacation of easement between the City of West Wendover and Wendover Project, LLC. The motion was seconded by Council Member Blake 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 **July 21, 2009 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 variance.

DESCRIPTION:

- Variance: Manuel Trujillo; property located in a Residential (RMF) Zone.**
- 1) **To adjust the minimum rear yard setback on the southern property line from the existing, previously approved, eight (8) feet to three (3) feet, for the construction of a porch.**
 - 2) **To be granted permission to allow for a non-permanent, and moveable storage shed to be placed within the existing 15'-20' utility easement on the east property line, and within the existing setback.**

The property description is: Lot #16, Bonneville 1, Phase 2, as shown on the Official Plat of the City of West Wendover, as filed in the Office of the Elko County Recorder, and situated in Section 17, Township 33 North, Range 70 East, M.D.B. & M., Elko County, Nevada. Located at 510 No. Tibbets Boulevard, 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.

It was stated that no written comments had been received. Bryce Kimber stated that in his opinion it would not be in the best interest of the City to approve the variance on the eastern property line because of the utility easements. Manuel Trujillo stated that the storage shed would be 18' x 12' and movable. It was explained that when the development was built that variances had been granted at that time. General discussion was had regarding the possible granting of a variance over an easement, what that would mean for future variances over easements and that the City has never allowed anything to be built on an easement.

There being no further 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 or Denial of Variance Located at 510 No. Tibbets Boulevard**

Council Member Gorum made the motion to approve the variance to adjust the minimum rear yard setback on the southern property line from the existing, previously approved, eight (8) feet to three (3) feet, for the construction of a porch and deny the non-permanent, and movable storage shed to be placed within the existing 15'-20' utility easement on the eastern property line, and within the existing setback at 510 North Tibbets Boulevard. The motion was seconded by Council Member Briggs and passed, Council Member Rowley II voted nay.

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

9. COMMUNICATIONS

Council Member Gorum explained that he had attended the West Wendover Recreation District meeting, which they had discussed the new REC Center. Discussion was had regarding the building having stucco on all but one side and providing a site plan.

Chris Melville explained that the admin and court would be moving in to the new complex on August 5th, 6th and 7th. A walk through had been done on July 10th with a punch list generated, the punch list should be completed on July 27th with a final walk through on July 29th. Chris explained that a notice to award for the dispatch system had been received, the environmental had been completed. When the notice to proceed for the dispatch system is received the system will then be ordered and installed. The notice of award for the x-ray equipment had been received.

10. *APPROVAL OF THE CLAIMS:

Council Member Gorum made the motion to approve the claims of July 21, 2009 and June hand checks. 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 August 4, 2009 at 7:00 p.m. at the West Wendover Library, Pilot Peak Room. Council Member Carter made the motion to adjourn at 8:06 p.m. The motion was seconded by Council Member Briggs and passed unanimously.

ATTEST:

Anna E. Bartlome
City Clerk/Records Officer



**CITY OF WEST WENDOVER
CAPITAL IMPROVEMENT PROJECTS PLAN
THREE TO FIVE YEAR (2009-2014)
By Priority**

- 1) PHASE 1, EXPANSION OF WASTE WATER TREATMENT PLANT – COST (\$750,000)**
As the community continues to grow, we are approaching system capacity of the waste water reclamation facility. The City must initiate construction work of additional facilities to meet demand as well as comply with all State and Federal Regulations. New main course screens in the system are part of this needed expansion.

Progress Report: Engineering complete, project ready to bid for equipment acquisition and construction. Funding by Sewer Enterprise Fund and State Revolving Fund 2009.
- 2) PUBLIC WORKS BUILDING – COST (\$1,500,000).**
The current Public Works Building and associated property is limited in size. As the City continues to grow and expand, reviews are underway for constructing a new facility with a large enough footprint and yard area to accommodate the long-term needs of the City. This facility would be constructed on public use property.

Progress Report: Study complete, final design underway. This project is funded through a conventional medium term obligation, repayment through the Water Enterprise Fund 2009.
- 3) PHASE 2, EXPANSION OF WASTE WATER TREATMENT PLANT – COST (\$10,300,000).**
As the community continues to grow, we are approaching system capacity of the water reclamation facility. The City must initiate the upgrades to the facility to meet demand as well as comply with all State and Federal Regulations. The upgraded facility will use newer technology through an MBR (Membrane Bio Reactor) process thus improving the waste water and its potential applications as well as providing needed de-nitrification in the process. The City has completed its water/sewer master plan and related PER as required under appropriate planning provisions for the facility.

Progress Report: Funding for Expansion by USDA loan and Section 595 Army Corps of Engineer Grant Reimbursement 2009-2010.
- 4) INFRASTRUCTURE NORTH INTERSTATE 80 EXIT #410, PHASE 1 – COST (\$300,000).**
The City of West Wendover is proceeding with planned development initiatives, which include infrastructure (collector street and utility services) on the north side of Exit #410 of Interstate 80. This area includes retail development such as box retail stores, restaurants and gas service stations in addition to hotel/motel construction. The infrastructure would establish necessary public improvements for this area. In particular Phase 1 deals with street and Exit 410 intersection improvements at this location. Currently the Rusty Palm Phase 1 project is underway with scheduled completion fall of 2009.

Progress Report: Funding sources would include General Fund, City RTC Funds as well as NDOT Grant Funds and Private Resources 2009-2010.

- 5) **FIRE STATION FACILITY – COST (\$2,860,000).**
The current Fire Station is located on private land, which the City leases on a yearly basis. The existing facility is limited in size and capability given its initial size and related construction. The community since the construction of this facility has more than quadrupled in size and thus the current and long-term needs of the facility are not being met. The City cannot improve the existing facility given its private ownership. The City has a site prepared next to the new City Hall to accommodate the fire station facility.
- Progress Report: Study complete, ready for final design. This project to be funded through a conventional medium term obligation, grant resources and potential private funds 2010-2011.*
- 6) **ACQUIRE AERIAL PLATFORM CLASS 1 ENGINE 2000 GPM PUMP – COST (\$750,000).**
At this time, with our existing equipment, it is difficult to reach 30 foot buildings or higher. Evacuation from such roofs of buildings may be necessary in the future and this equipment would facilitate such evacuations. An added benefit to this type of unit is a substantial decrease in insurance.
- Progress Report: Study Complete. This project is to be funded through the General Fund, Grant Funds or potential Private Sources 2010-2011.*
- 7) **PEDESTRIAN ENHANCEMENT N. GENE L. JONES WAY – COST (\$140,000).**
The pedestrian enhancements to N. Gene L. Jones Way would complete the pedestrian facilities for this area linking up to Wendover Boulevard. This would include installation of 6 foot sidewalk and some small retaining walls in specific areas as well as some pedestrian railing.
- Progress Report: Funding sources would include General Fund, City RTC Funds and/or DOE Energy Grant 2010.*
- 8) **SOLAR ARRAY WEST WENDOVER CITY HALL – COST (\$325,000).**
This project installs the installation of a ground located solar array up to 50KW. The array would provide supplemental power to the City Hall thus providing a more energy efficient facility long-term as well as promote the use of renewable energy in the community by providing a noted pilot project.
- Progress Report: Funding sources would include General Fund and DOE Grant for Renewable Energy 2010.*
- 9) **STORM DRAINAGE IMPROVEMENTS – COST (\$35,000).**
During early city development a drainage master plan was not developed. This will give the city a workable master plan for city development including proper requirements on new developments as well as the ability to correct current problems in several locations throughout the city.
- Progress Report: General Fund/Sewer Fund in addition to possible CDBG Planning Grant 2010.*

- 10) WENDOVER BOULEVARD ENHANCEMENT PROJECT (PUEBLO BOULEVARD EAST TO RED GARTER STREET) – COST (1,350,000).**
 As part of the City’s continuing efforts toward enhancement of existing street, pedestrian and bicycle facilities, enhancements/redesign/upgrades would be completed on the entirety of Wendover Boulevard. The initial phase of these improvements would be a continuation of the completion of an enhancement project located on Pueblo Boulevard that was completed in 2006. This continuation would begin at the intersection of Pueblo Boulevard/Wendover Boulevard and continue eastward to Red Garter Street. Subsequent phases would continue similar enhancement improvements east down Wendover Boulevard. The project would include travel lanes, additional curb/gutter/sidewalk, lighting and striping in addition to any necessary storm drainage improvements.
- Progress Report: Estimates and Master Planning Complete. The project to be funded through the General Fund in addition to Nevada DOT Enhancement Funds. Application for project funds made, project funding estimated 2011.*
- 11) TRAFFIC LIGHTS ON WENDOVER BOULEVARD (3 UNITS) – COST (\$950,000).**
 Continued growth of the city has produced the need for traffic lights to be installed on several busy intersections for the effective, efficient and safe flow of traffic. It will be necessary for traffic lights to be placed at the intersections of: Wendover Boulevard/Florence Way, Pueblo Boulevard/Wendover Boulevard and Wendover Boulevard/U.S. Highway 93A.
- Progress Report: Survey work underway. Funding by Private and General Fund 2010-2011.*
- 12) PEDESTRIAN ENHANCEMENT CAMPER DRIVE/WENDOVER BLVD – COST (\$800,000).**
 The pedestrian enhancements to Camper Drive is one of the final remaining upgrade projects that the City has in relation to pedestrian enhancements that were not completed prior to the City’s incorporation. This project would provide a vital pedestrian link between the current West Wendover Library and West Wendover Recreation District Facilities with Wendover Boulevard. The project would also include some storm drainage components that are in relation to the needed pedestrian facilities..
- Progress Report: Funding sources would include General Fund, City RTC Funds as well as NDOT Grant Funds and Private Resources 2010-2011.*
- 13) INFRASTRUCTURE NORTH INTERSTATE 80 EXIT #410, PHASE 2 – COST (\$870,000).**
 The City of West Wendover is proceeding with planned development initiatives, which include infrastructure (collector street and utility services) on the north side of Exit #410 of Interstate 80. This area includes retail development such as box retail stores, restaurants and gas service stations in addition to hotel/motel construction. The infrastructure would establish necessary public improvements for this area in particular Phase 2 includes Frontage Road Improvements. Currently the Rusty Palm Phase 1 project is underway with scheduled completion fall of 2009.
- Progress Report: Funding sources would include General Fund, City RTC Funds as well as NDOT Grant Funds and Private Resources 2010-2011.*
- 14) LANDFILL CELL EXPANSION, PHASE 1 – COST (\$2,000,000).**
 The proposed facility will include the construction of one new MSW cell and one C&D cell. These cells are approximately 500 feet long, 300 feet wide and 25 feet high. Each new cell has an approximate life expectancy of 3 to 5 years. In addition to the actual cell construction litter control fencing would also be included.

Progress Report: Funding sources would be Landfill Enterprise Funds in addition to potential Grant Funds from other sources 2011.

15) **REHABILITATION OF WENDOVER BOULEVARD (RAINBOW SEMAPHORE TO EXIT 410) – COST (\$350,000).**

As traffic frequency and load increase with the growth of the community, areas of Wendover Boulevard will require rehabilitation in order to be able to support vehicle traffic without complete degradation of the street substructure. The project would consist of appropriate rehabilitation work including roto-milling, new pavement as well as appropriate striping.

Progress Report: Estimates complete. This project to be funded through General Fund and/or RTC Funds 2011.

16) **REHABILITATION OF WENDOVER BOULEVARD (PUEBLO BOULEVARD TO OLA GRADE INTERCHANGE PHASE 1) – COST (\$640,000).**

As traffic frequency and load increase with the growth of the community, Wendover Boulevard will require rehabilitation in order to be able to support vehicle traffic without complete degradation of the street substructure. The project would consist of appropriate rehabilitation work including roto-milling, new pavement as well as appropriate striping along 3,600 lineal feet of Wendover Boulevard.

Progress Report: Preliminary estimation complete. This project to be funded through General Fund and RTC Funds 2011-2012.

17) **CONSTRUCT NEW ANIMAL SHELTER – COST (\$225,000).**

The current Dog Pound facility does not meet the long-term requirements for our growing community in relation to animal services including veterinarian, boarding, and other pet services. The project will include construction of a new facility on City property, which potentially could include additional public/private partnerships in relation to operation of the facility.

Progress Report: Study underway. Project funded through Ad Valorem Capital Projects Fund and General Fund 2011-2012.

18) **FLORENCE WAY UPGRADE AND RELOCATION (SOUTH FLORENCE WAY) PHASE 2 (CAMPER DRIVE TO MESA STREET) – COST (\$1,150,000).**

This project consists of relocating Florence Way to the boundary of the right-of-way of the Union Pacific Railroad (UPRR). This project would remedy several serious situations with regard to the current condition and placement of Florence Way as a major arterial street. The new Florence Way would be constructed in four phases. Completion would be four travel lanes, two bike lanes, appropriate curb, gutter and sidewalk and a protective fence along recreational properties; currently non-existent.

Progress Report: Study complete, preliminary design complete. Funded through General Fund, CDBG and RTC Funds 2012-2013.

19) **LAND ACQUISITION OF BLM LAND FOR CITY CENTER/DOWNTOWN DEVELOPMENT – COST (\$3,000,000).**

As continued development of the City Center/Downtown Area, the City's master plan would call for commercial uses to be introduced into this area adding diversity to the communities commercial make-up and the ability for additional commercial and residential growth. This would require the City to purchase the City Center land currently held through a Recreation and Public Purposes Lease with the Bureau of Land Management (BLM). This acquisition would be based upon completion of appropriate BLM processes including an appraisal establishing the fair market value of the land setting forth the purchase price with the BLM. Once the land is acquired, the City would be able to conduct long-term leases and/or property sales for commercial development of appropriate locations in the City Center area, thus continuing with the master plan for the area.

- Progress Report: Planning Completed for Land Use. Funding by General Fund and/or Public-Private Partnerships 2012.*
- 20) **WENDOVER BOULEVARD REALIGNMENT AND ENHANCEMENT PROJECT (U.S. HIGHWAY 93A EAST TO THE UTAH/NEVADA STATE LINE) – COST \$3,500,000.**
 In 2007, the City approved a realignment of Wendover Boulevard as part of a new commercial development that included retail and casino/hotel components. This realignment would be performed on Wendover Boulevard from the current intersection with U.S. Highway 93A east to the Utah/Nevada state line. The project would include a complete new design and construction of Wendover Boulevard as a major arterial street including: Pavement and associated striping; curb/gutter/sidewalk; center islands and associated lighting; landscaping; storm drainage and storm water detention/retention facilities; water, sewer and other utility improvements.
- Progress Report: Estimates complete, engineering by developer underway. This project to be funded through private funds with new infrastructure facilities to be dedicated to the City. Project funding/construction estimated 2012.*
- 21) **LEPPY HILLS TRAILS ADDITION (EXPANSION OF EXISTING TRAIL SYSTEM) – COST (\$650,000).**
 The City has completed the construction of the initial Leppy Hills Trail System containing three loops of hardpack trail for public non-motorized recreation use. These three loops contain approximately 10 miles of trail. Through the existing Recreation and Bicycle Plan expansion of the trail would be considered in the future. Since the initial trail construction, great use by the public has been made of the trail leading to the potential of continuing with the recreation plan by expanding the existing trail with an additional loop containing approximately 5 miles of hardpack trail.
- Progress Report: Initial Planning Complete, Grant Fund Submittal Pending. The project would be funded through the General Fund and a Grant from Nevada State Lands 2012-2013.*
- 22) **CITY PUBLIC FACILITIES (MEDICAL, EDUCATIONAL, AMPHITHEATER, PARKS, ENTERTAINMENT, TOURISM AND COMMERCIAL RELATED (MULTI-PHASING) – TOTAL COST (\$20,540,000).**
 The City of West Wendover is proceeding with planned development initiatives, which include infrastructure (collector and arterial streets and utility services) and facilities as part of the City's Downtown Plan and tourism development/expansion as well as Community Service Needs. This area would include additional public facilities and attractions for the future while meeting the needs of the growing community and business district.
- Progress Report: The City has completed studies for the provisions of future public infrastructure and facility projects that may be located in the City Center/Downtown Area. Construction of the new City Hall is complete. A community needs survey funded through a private grant has been received and the planning work will commence in August 2009. As well expansion of current medical facilities is being considered along with other public facilities, which may in part be funded through private sources in addition to several bonding sources and/or grant funds 2012-2013.*
- 23) **REHABILITATION OF WENDOVER BOULEVARD (PUEBLO BOULEVARD TO OLA GRADE INTERCHANGE PHASE 2) – COST (\$720,000).**
 As traffic frequency and load increase with the growth of the community, Wendover Boulevard will require rehabilitation in order to be able to support vehicle traffic without complete degradation of the street substructure. The project in Phase 2 would consist of appropriate rehabilitation work including roto-milling, new pavement as well as appropriate striping along 3,600 lineal feet of Wendover Boulevard.
- Progress Report: Preliminary estimation complete. This project to be funded through General Fund and RTC Funds 2012-2013.*

24) **REHABILITATION OF WENDOVER BOULEVARD (PUEBLO BOULEVARD TO OLA GRADE INTERCHANGE PHASE 3) – COST (\$803,000).**

As traffic frequency and load increase with the growth of the community, Wendover Boulevard will require rehabilitation in order to be able to support vehicle traffic without complete degradation of the street substructure. The project, Phase 3, would consist of appropriate rehabilitation work including roto-milling, new pavement as well as appropriate striping along 3,600 lineal feet of Wendover Boulevard.

Progress Report: Preliminary estimation complete. This project to be funded through General Fund and RTC Funds 2012-2013.

25) **INFRASTRUCTURE NORTH INTERSTATE 80 EXIT #410, PHASE 3 – COST (\$450,000).**

The City of West Wendover is proceeding with planned development initiatives, which include infrastructure (collector street and utility services) on the north side of Exit #410 of Interstate 80. This area includes retail development such as box retail stores, restaurants and gas service stations in addition to hotel/motel construction. The infrastructure would establish necessary public improvements for this area. In particular Phase 3 includes pedestrian enhancements for the Exit 410 area including to Wendover Boulevard. Currently the Rusty Palm Phase 1 project is underway with scheduled completion fall of 2009.

Progress Report: Funding sources would include General Fund, City RTC Funds as well as NDOT Grant Funds and Private Resources 2013.

26) **ACQUISITION OF AF PROPERTY PHASE 1 (PORT OF WEST WENDOVER) INCLUDING ANNEXATION– COST (\$6,100,000).**

The City of West Wendover has adopted the development plan for the first 3,000 of 15,000 acres of United States Air Force Property to be developed as the Port of West Wendover. This will be an economic diversification project for the City and will include manufacturing, light manufacturing, aeronautical, bonded warehousing, foreign trade zone, commercial and overlay zones. The City of West Wendover has adopted plans for the enlargement of the City's boundaries. The new City boundaries will incorporate properties currently under acquisition as part of this project from the United States Air Force as well as other private property. The new City Limits would incorporate some 22,000 acres. This project does not include the results of an annexation of Wendover, Utah into West Wendover, Nevada. This project also includes the necessary environmental work needed by the Air Force, for release of the property.

Progress Report: Public Law 107-314 signed by the President of the United States on December 2, 2002 authorizes the conveyance of approximately 15,000 acres of property to the City of West Wendover, Nevada and Tooele County, Utah. The 15,000-acre conveyance is now in the agency process with the Department of Defense and Department of Interior. Phase 1 of the Air Force Clearing process is complete. Phase 2 is scheduled for completion prior to December 31, 2007. Phase 3 is under clearing for scheduling in 2008 to 2010. The City Council has adopted an annexation plan. Funding by the United States Government and General Fund 2014.

27) **INFRASTRUCTURE PUEBLO BOULEVARD/TIBBETS BOULEVARD EXTENSIONS – COST (\$7,800,000).**

The City of West Wendover is proceeding with planned development initiatives, which include infrastructure (collector and arterial streets and utility services) for the extension of Tibbets Boulevard and Pueblo Boulevard. This area includes commercial development such as hotel/resorts, general retail and residential development in addition to ancillary commercial services. The infrastructure would establish necessary public improvements for this area including the linking of residential development in the southern portion of the city to those in the north.

Progress Report: The City has completed the studies necessary to identify the infrastructure required for future development in the western portions of the City Limits. Funding sources would include several bonding sources as well as private partnerships 2014.

- 28) **PORT OF WEST WENDOVER, PHASE 1 INFRASTRUCTURE – COST (\$14,000,000).**
The Port of West Wendover is currently being created through the acquisition of over 15,000 acres of property currently under control of the United States Air Force. A current timeline projects acquisition and initial development of this property to begin occurring in the next two years. This project will include a first phase of infrastructure needed for development of the properties located within the port, which include: Commercial, Manufacturing, Foreign Trade Zone, Bonded Warehousing and others. The master plan for the port was completed in 2001.

Progress Report: Under Study for funding by City Bond, Developers, RTC, NDOT, FAA and others 2014.

- 29) **FLORENCE WAY UPGRADE AND RELOCATION (SOUTH FLORENCE WAY) PHASE 3 (MESA STREET TO LAGUNA DRIVE) – COST (\$750,000).**
This project consists of relocating Florence Way to the boundary of the right-of-way of the Union Pacific Railroad (UPRR). This project would remedy several serious situations with regard to the current condition and placement of Florence Way as a major arterial street. The new Florence Way would be constructed in four phases. Completion would be four travel lanes, two bike lanes, appropriate curb, gutter and sidewalk and a protective fence along recreational properties; currently non-existent.

Progress Report: Under Study for City Bond, RTC Funding 2014.

- 30) **FLORENCE WAY UPGRADE AND RELOCATION (SOUTH FLORENCE WAY) PHASE 4 (LAGUNA DRIVE WEST 3,000 FEET) – COST (\$650,000).**
This project consists of relocating Florence Way to the boundary of the right-of-way of the Union Pacific Railroad (UPRR). This project would remedy several serious situations with regard to the current condition and placement of Florence Way as a major arterial street. The new Florence Way would be constructed in four phases. Completion would be four travel lanes, two bike lanes, appropriate curb, gutter and sidewalk and a protective fence along recreational properties; currently non-existent.

Progress Report: Under Study for City Bond, RTC Funding 2014.

- 31) **ANNEXATION OF BLM PROPERTY – COST (\$250,000)**
The City of West Wendover has adopted the plans for the enlargement of the City's boundaries. The new City boundaries will incorporate current federal lands into the City boundary. The new City Limits would incorporate some 96,000 acres of property.

Progress Report: City Council approved annexation plan 2000. Projected funded through the General Fund 2014.