

WEST WENDOVER CITY COUNCIL MINUTES OF THE SPECIAL MEETING OF JULY 24, 2007

The West Wendover City Council met for a special meeting on July 24, 2007. The meeting was held in the West Wendover Library, Pilot Peak Room. Mayor Pro-Tem Christie presided.

Council Members Present: Roy Briggs, Emily Carter, Jamey Christie, Johnny Gorum and Jimmy Carter arrived at 5:40 p.m.

Others Present: Dixie Melville, Bryce Kimber, Jeff Knudtson, Leon Flinders, Brenda Flinders, Claude Fratto, Toni Fratto, Sandi Gunter, Chris Melville and Anna Bartlome

The following proceedings were had.

1. CALL TO ORDER AND ROLL CALL

Mayor Pro-Tem Christie called the meeting to order at 5:30 p.m. All those present and excused are noted above.

2. PLEDGE OF ALLEGIANCE

Mayor Pro-Tem Christie led those present in the Pledge of Allegiance.

3. COMMENTS FROM THE GENERAL PUBLIC:

None offered or received.

4. PUBLIC HEARING

Time: 5:35 p.m.

***Public hearing pursuant to NRS 268.059 for Council to determine the fair market value of approximately 3.87 acres of land together with buildings and improvements located at the Northeast Corner of the intersection of Wendover Boulevard and Florence Way, City of West Wendover, Nevada**

Mayor Pro-Tem Christie closed the regular portion of the meeting and opened the public hearing.

Chris Melville explained that the appraisal summary, which valued the property at \$1,250,000.00 for the 3.87 acres. Per acre price is \$322,997.42 or \$7.42 a square foot. Chris further explained that the summary establishes the value. Chris asked that the appraisal be accepted and set the fair market value at \$1,250,000.00.

Due to there being no public comment Mayor Pro-Tem Christie closed the public hearing and opened the regular meeting.

Council Member Gorum made the motion to accept the appraisal by Bill Tessler of \$1,250,000.00 as the fair market value of approximately 3.87 acres of land together with buildings and improvements located at the northeast corner of the intersection of Wendover

Boulevard and Florence Way. The motion was seconded by Council Member Briggs and passed unanimously.

5. 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 the change to the resolution sets the minimum bid price at \$1,250,000.00. Mayor Pro-Tem Christie asked if the property could sell for more. Chris explained that in the bid scenario it could but the minimum bid would be the \$1,250,000.00. Council Member E. Carter made the motion 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. The motion was seconded by Council Member Gorum and passed unanimously.

Council Member J. Carter arrived at 5:40 p.m.

6. NEW BUSINESS

***a. Discussion and Decision to Approve Final Map for Village One Phase Three Being an Amendment of Village One Phase Two Lots 30 through 45**

Chris Melville explained that the new map has all of the utilities labeled. Chris stated that there are two locations where an electrical main or secondary is in the center of the lot. Mayor Pro-Tem Christie asked about the sizes of the boxes. Chris explained that the secondary boxes are in the ground but the electrical main boxes are approximately 36 inches high. Council Member Gorum stated that there are electrical boxes located in other properties. Leon Flinders asked if there was also telephone and cable services to the property. Chris stated that there should be conduit on the lots. Council Member Gorum asked about the work being done on the lots. Bryce Kimber explained that the excess debris is being cleaned up. Council Member E. Carter made the motion to approve the final map for Village One Phase Three being an amendment of Village One Phase Two lots 30 through 45. The motion was seconded by Council Member Briggs and passed unanimously.

***b. Discussion and Decision to Approve the City of West Wendover 2007-2012 Capital Improvements Projects Plan and Other Matters Appropriately Related Thereto**

Chris Melville stated that this is the final plan that includes the changes from the last meeting. The changes are the splitting of Wendover Boulevard rehab project from Pilot to the Ola grade interchange. Mayor Pro-Tem Christie had a few corrections, which included under item 3 the word fun being changed to fund and under items 8, 9 and 11 the word changed from Oia to Ola. Council Member Gorum asked if the Florence Way upgrade and relocation get moved back. Chris explained that there is a first phase to Florence Way but the final two phases are farther out. Council Member E. Carter made the motion to approve the City of West Wendover 2007-2012 Capital Improvements Projects Plan with the changes as discussed above. 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 2007-2008 for the City of West Wendover and Other Matters Appropriately Related Thereto**

Leon Flinders explained that the policy had been updated to include the debt as of June 30, 2007. General discussion was had regarding City Hall Complex, revenue bonds for the sewer and water, and mortgage payments. Leon Flinders stated that the Capital Improvement Projects Plan is included in the Debt Management Policy but is in a different format for the State. Council Member Gorum made the motion to approve the Debt Management Policy for fiscal year 2007-2008 for the City of West Wendover. The motion was seconded by Council Member E. Carter and passed unanimously.

7. COMMUNICATIONS

Chris Melville explained the bid information for the 3.87 acres. The documents contain all the instructions and will be available at the City Offices and online. The bid will be published

immediately and legal counsel has reviewed them. General discussion was had regarding the deposit for the bid, and when the final amount is due.

8. *NEXT MEETING DATE AND ADJOURNMENT

The next meeting date is a regular meeting on August 7, 2007 at 7:00 p.m. at the West Wendover Library, Pilot Peak Room. Council Member E. Carter made the motion to adjourn at 5:56 p.m. The motion was seconded by Council Member J. Carter and passed unanimously.

ATTEST:

Anna E. Bartlome
City Clerk/Records Officer