



CITY OF WEST WENDOVER

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WEST WENDOVER CITY COUNCIL MINUTES OF THE REGULAR MEETING OF SEPTEMBER 1, 2009

The West Wendover City Council met for a regular meeting on September 1, 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 and Alan Rowley II

Council Members Absent: Johnny Gorum

Others Present: Bryce Kimber, Toni Corona, Mark Stock, Jim Lincoln, Shawn Gregory, Craig Neeley, Kendra Follett, Ron Supp, Dixie Melville, Randal Melville, Scott Weyland, Gary Lewis, Corinne Copelan, Jeff Knudtson, Kerry Robinson, Aleta Kimber, Sandra Gunter, Enrique Ceballos, Kris Andersen, Stephanie Brown, 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 Blake had a change to the minutes of August 4, 2009.

Under New Business the changes are as follows:

Item c: *“Chris Melville explained the purchase agreement for the control of access rights in relation to the proposed break in control at Exit 410.”*

Council Member Rowley II has some changes to the minutes of August 4, 2009.

Under New Business the changes are as follows:

Item b: *“Before March of 2017 the City will complete pedestrian improvements from Wendover Boulevard north through Exit 410, ensuring pedestrian access to the area, which is nonexistent today.”*

Item e: *“Anna Bartlome explained that the Great Basin Youth Football League had been in existence for three years and children can participate from a young age until they begin high school football.”*

Council Member Carter made the motion to approve the minutes of the regular meeting of August 4, 2009 with the changes as noted above and to approve the minutes of the regular meeting of August 18, 2009. The motion was seconded by Council Member Blake and passed unanimously.

5. CONSENT CALENDAR

***a. Second Reading and Adoption of Ordinance #2009-07; An Ordinance for the Consideration and Possible Approval Authorizing the Issuance of the City of West Wendover, Nevada, Water Revenue Bond, Series 2009 in the Principal Amount of \$1,766,730 to Pay in Part the Cost of Certain Projects, Including but not Limited to, a Water Project (Johnson Springs); Providing the Forms, Terms and Conditions of the Bond and the Sale to the United States of America; Providing Other Matters Relating Thereto; and Providing for an Effective Date**

Mayor Andersen read the above entitled ordinance. Council Member Blake made the motion to adopt Ordinance #2009-07; an ordinance for the consideration and possible approval authorizing the issuance of the City of West Wendover, Nevada, Water Revenue Bond, Series 2009 in the principal amount of \$1,766,760.00 to pay in part the cost of certain projects, including but not limited to, a water project (Johnson Springs); providing the forms, terms and conditions of the bond and the sale to the United States of America; providing other matters relating thereto; and providing for an effective date. The motion was seconded by Council Member Briggs and passed unanimously.

6. NEW BUSINESS

***a. Presentation, Discussion and Decision Concerning Shafter Well #6 and Authorization for Fronteer Development to Proceed with Drilling Below the Elevation of Johnson Springs and Other Matters Appropriately Related Thereto**

Chris Melville explained that a presentation had been given in the Johnson Springs staff meeting from Fronteer Development, Barnett Water Consulting (water engineer) and Craig Neeley (city engineer) concerning Shafter Well #6 and the possibility of drilling below the elevation of Johnson Springs. Chris stated that the staff recommends approving the drilling below Johnson Springs. Craig Neeley explained that Shafter Well #6 was developed because of the agreement between Fronteer Development and BLM. Fronteer Development could not do exploratory drilling below the elevation of Johnson Springs before Shafter Well #6 was developed. Craig explained how the drilling and test pumping of the well went, and that the pump house still needs to be completed. Mark Stock explained that the well is 955 feet deep and the well was test pumped at 530 gallons per minute for forty-eight hours. Jim Lincoln explained that the various entities spent a long time in planning the replacement well. Jim Lincoln further explained that the total cost of the well was \$1,300,000.00, with the drilling at approximately \$737,000.00 and the infrastructure at approximately \$563,000.00. Jim Lincoln explained that they would keep studying the basin as their project proceeds, and the BLM restrictions would still be in place. Jim Lincoln explained that Fronteer Development would like to begin drilling below the elevation of Johnson Springs even though the pump house for the well is not completed. Fronteer Development would put up a bond for the remainder of the work on Shafter Well #6. Council Member Briggs made the motion to authorize Fronteer Development to proceed with drilling below the elevation of Johnson Springs in accordance with the Memorandum of Understanding. The motion was seconded by Council Member Carter and passed unanimously.

Chris Melville explained that this item would also be presented to Wendover Utah at their meeting on September 2, 2009.

***b. Discussion and Decision to Approve the Conceptual/Preliminary Site Plan for the West Wendover Recreation District Softball Field Complex on Camper Drive and Other Matters Appropriately Related Thereto**

Chris Melville explained that the design is being completed but some of the initial changes include field depth being increased, storm drainage, fire hydrant access and elevation drawings. Chris stated that he would recommend approval of the conceptual/preliminary site plan. Council Member Carter disclosed that she works for Peppermill Casinos, Inc. but would

not personally benefit from this item. Council Member Rowley II disclosed that he works for Peppermill Casinos, Inc. but would not personally benefit from this item. Council Member Briggs disclosed that he works for Peppermill Casinos, Inc. but would not personally benefit from this item. Council Member Blake made the motion to approve the conceptual/preliminary site plan for the West Wendover Recreation District Softball Field Complex on Camper Drive. The motion was seconded by Council Member Briggs and passed unanimously.

***c. Discussion and Decision Regarding the Setting of a Public Hearing for the Proposed Zone Change Requested by the Owner for Property Described as Parcel A, File 333466, as Filed in the Office of the Elko County Recorder, and Situated in Section 17, Township 33N., Range 70E., M.D.B.&M., Located in West Wendover, Nevada 89883 from RMF to C-2**

Chris Melville explained that part of the zone change process is for the Council to set a public hearing. Council Member Carter made a motion to set a public hearing on September 15, 2009 for the proposed zone change requested by the owner for property described as Parcel A, File 333466, as filed in the office of the Elko County Recorder and situated in Section 17, Township 33N., Range 70E., M.D.B.&M., located in West Wendover, Nevada 89883. The motion was seconded by Council Member Briggs and passed unanimously. Chris Melville asked that the motion be amended to September 15, 2009 and October 6, 2009 to ensure all the requirements can be met. Council Member Carter amended her motion to set a public hearing on either September 15, 2009 or October 6, 2009 for the proposed zone change requested by the owner for property described as Parcel A, File 333466, as filed in the office of the Elko County Recorder and situated in Section 17, Township 33N., Range 70E., M.D.B.&M., located in West Wendover, Nevada 89883. The motion was seconded by Council Member Briggs and passed unanimously.

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

***d. Discussion and Decision Regarding Possible Donation to the Breast Brigade and Other Matters Appropriately Related Thereto**

Sandra Gunter explained that for the second year the Breast Brigade will take place in the Breast Cancer Three Day, which will take place November 13-15, 2009. The Breast Brigade has committed their selves to raising \$9,200.00 to help find a cure for breast cancer. Council Member Blake made the motion to donate \$480.00 to the Breast Brigade. The motion was seconded by Council Member Briggs 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 **September 1, 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: Carina Limon; property located in a Residential (R-1) Zone.

- 1) To adjust the minimum side yard setback on the southern property line from seven and one-half (7 1/2) feet to six and one-half (6 1/2) feet and to adjust the minimum rear yard setback on the eastern property line from ten (10) to six and one-half (6 1/2), to allow for the construction and placement of a storage shed:**

The property description is: Lot #60, as shown on the Official Plat of West Wendover

Highlands, Unit No. 10, Block E, 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 2056 Hopi Street, 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.

No written comments had been received. There being no 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 2056 Hopi Street**

Council Member Blake made the motion to approve the variance located at 2056 Hopi Street, to adjust the side yard setback on the southern property line from seven and one-half (7 ½) feet to six and one-half (6 ½) feet and to adjust the rear yard setback on the eastern property line from ten (10) feet to six and one-half (6 ½) feet for the construction and placement of a storage shed. The motion was seconded by Council Member Carter and passed unanimously.

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

8. DEPARTMENT UPDATES

Fire Chief – Jeff Knudtson explained that he provided an up to date incident report.

The department responded to the following incidents from January 1, 2009 to September 1, 2009.

| | |
|---|-----|
| Fires | 18 |
| Overpressure rupture, explosion, overheat – no fire | 0 |
| Rescue and Emergency Medical Service | 221 |
| Hazardous Condition – No Fire | 8 |
| Service Call | 169 |
| Good Intent Call | 39 |
| False Alarm and False Call | 5 |
| Severe Weather and Natural Disaster | 0 |
| Special Incident Type | 41 |

Police Chief – Ron Supp explained that the new police dog is doing well. Discussion was had regarding hiring new officers.

The department responded to the following for the month of August.

| | August |
|---------------------|--------|
| Calls for Service | 705 |
| Adult Arrests | 9 |
| Warrants Served | 2 |
| Juvenile Arrests | 0 |
| Citations Issued | 34 |
| Transports | 10 |
| Field Interviews | 0 |
| Civil Papers Served | 37 |

City Clerk/Records Officer – Nothing.

Chief Financial Officer – Absent.

Public Works Director – Bryce Kimber stated that they have been cleaning up various areas around the City due to the recent rain storms. Bryce explained that they did help participate in the testing of Shafter Well #6. The paving crew completed the section in front of the Library as well as doing the warranty work at the City Hall Complex. The garbage trucks have been busy due to the racers being around. There had been a water leak on the line going to Wendover Utah.

City Manager – Chris Melville explained that the City Hall move in date would be September 8-11, 2009 for the Administration and Court. The final walk through had been completed earlier today (September 1st) with some punch list items still needing to be completed. The acceptance documents with USDA for the City Hall had been signed after the walk through. The elevator should be completed in early October. The next Council meeting will be held in the new chamber on September 15th. The Exit 410 purchase had been approved by the Transportation Board.

9. COMMUNICATIONS

No communications.

10. *APPROVAL OF THE CLAIMS:

Council Member Carter made the motion to approve the claims for September 1, 2009. The motion was seconded by Council Member Rowley II and passed unanimously.

11. *NEXT MEETING DATE AND ADJOURNMENT

The next meeting date is a special meeting on September 8, 2009 at 5:30 p.m. at the West Wendover City Offices, Conference Room. The next regular meeting is on September 15, 2009 at 7:00 p.m. at the new West Wendover City Hall, Council Chambers #137. Council Member Blake made the motion to adjourn at 7:45 p.m. The motion was seconded by Council Member Briggs and passed unanimously.

ATTEST:

Anna E. Bartlome
City Clerk/Records Officer