

WEST WENDOVER CITY COUNCIL MINUTES OF THE REGULAR MEETING OF JANUARY 16, 2007

The West Wendover City Council met for a regular meeting on January 16, 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 and Jamey Christie

Council Members Absent: Johnny Gorum

Others Present: Dixie Melville, Frank Overturf, Bryce Kimber, Pamela Martinez, Ethan Day, Walt Sanders, Norman Shubert, Corinne Copelan, Randell Soderquist, Kerry Robinson, Claude Fratto, Toni Fratto, Leon Flinders, Jeff Knudtson, Arby Stone, Mike Broadhead, Devan Croasmun, Leroy Lutes, 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 November 21, 2006.

Under Consent Calendar the changes are as follows:

“Council Member Christie explained that the wording is left broad so that it would not limit future growth or changes.”

“Council Member Christie stated that the community has to look pleasing to the majority of the citizens; other businesses and citizens were concerned about what had happened at the Blue Boutique.”

“Chris Melville explained that in the middle of September, he and the Mayor had met with Mr. Vance who at the time put three paint colors in front of the Mayor and asked her to make a choice.”

“The color chosen was a golden buttercup, and Mr. Vance stated a sample would be painted on the building for approval.”

“The sample was not completed and Mr. Vance never communicated with them again.”

Under New Business the changes are as follows:

Item a: *“Council Member Christie stated that with the ongoing litigation she would have a problem entering into an agreement with another entity when not sure where the lawsuit will end up.”*

Item c: *“Chris stated that they had found a mechanic but it is necessary to negotiate the salary of \$20.98 starting wage.”*

“They would not normally negotiate the salary but due to the hard time replacing Leonard it needs to be done.”

Item d: *“Michelle Blake stated that there needed to be some clarification of what the city is doing.”*

“Council Member Christie stated that the city employees would be paid for the time for the program provided that their time was approved by their supervisor.”

Item e: *“Ron Supp stated that initially the resolution was set up to get people to spay or neuter their dogs or cats.”*

“General discussion was had regarding that if the animal was licensed it could be taken back to the owner, lowering the licensing fee for dogs and cats, and raising the euthanasia fee.”

Under Communications the changes are as follows:

“Chris explained that the contractors are finishing the photos for the RP&P lease for the Victory Highway and when approved work could begin on the infrastructure.”

“Chris also explained that the lighting of Florence Way is coming along.”

Council Member Christie also had a change to the minutes of December 5, 2006 under Public Hearing the change is as follows:

“Council Member Christie explained that there had been lots of public support for the Physical Fitness Center and it should be kept as a project but to possibly rework it with the Recreation District.”

Council Member Christie made the motion to approve the minutes of the regular meeting of November 21, 2006 and the regular meeting of December 5, 2006 with the changes as noted above, and to forward the minutes of the regular meeting of December 19, 2006. The motion was seconded by Council Member J. Carter and passed unanimously.

5. PRESENTATION

Mayor Thaut stated that this item will be forwarded.

6. NEW BUSINESS

***a. Discussion and Decision to Approve the Final Site Plan for Peppermill Wendover IT Building and Other Matters Appropriately Related Thereto**

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

***b. Discussion and Decision to Approve New Classification Scales for Groundskeeper Supervisor, HR Specialist and Court Office Manager**

Chris Melville explained that this item was to add 3 new classifications to the wage scale.

The new classifications are Groundskeeper Supervisor, HR Specialist and Court Office Manager. Chris explained that as with replacing the mechanic there has also been a problem replacing the groundskeeper with someone qualified to be a landscaper. The Groundskeeper Supervisor would be able to have independent judgment and can operate without constant supervision. Chris explained that currently Claude Fratto divides his time to help with HR but with the future employment growth of the City an HR Specialist is something that would need to be added. Chris explained that Elko County is in agreement that all of the employees at the Court would be City employees and the County would reimburse the City for their portion of the cost. All the employees at the Court would be under the supervision of the Court Office Manager who would be supervised by the Judge. Council Member Christie stated that the pay scale presented for the Court Office Manager is the same as the Accounting Specialist but the Court Office Manager has more responsibility. The Court Office Manager would be making certain the accounts are managed as well as being a certified court clerk. Council Member

Christie explained that the Court Office Manager scaled needed to be higher to account for all of the responsibility under the classification. Elko County would continue to contribute the same amount of wages for the employees in the Court. Council Member Christie made the motion to approve the new classification scales for Groundskeeper Supervisor, HR Specialist and Court Office Manager with the scale for the Court Office Manager to begin at \$15.58 per hour for step 1 with appropriate incremental steps. The motion was seconded by Council Member Briggs and passed unanimously.

Agenda taken out of order, Communications heard next, see below.

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 **January 16, 2007 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 Harvey and Joyce Harris Trust from C-3 to Planned Development District (PDD). The property description is Parcel B, File 337464, as filed in the Office of the Elko County Recorder, and situated in Section 17 & 18, Township 33N., Range 70E., M.D.B.&M. Located in West Wendover, Nevada 89883.

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

Kerry Robinson asked what PDD stood for. Chris Melville explained that PDD stood for Planned Development District. It was stated that a PDD requires a minimum acreage and can incorporate commercial, residential and manufacturing. Chris stated that there are still two additional steps to go through after a zone change. Frank Overturf asked the location of the zone change. It was explained that the property is located north of the golf course clubhouse. Council Member Christie stated that there had been some citizens concerned that if the development does not happen then the property should revert back to the original zoning. Discussion was had regarding the value of the property which is in the C-3 zone. City Manager Chris Melville explained that if the Planned Development District does not happen it would automatically revert back to its original zoning after 1 year as provided for in code.

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

***Discussion and Decision Regarding Approval or Denial of Proposed Zone Change for Property Described as Parcel B, File 337464, as Filed in the Office of the Elko County Recorder, and Situated in Section 17 & 18, Township 33N., Range 70E., M.D.B.&M., Located in West Wendover, Nevada 89883 from C-3 to Planned Development District (PDD).**

Chris Melville stated that if the zone change was approved there are still certain required steps that must be accomplished. Council Member Christie made the motion to award the zone change provided that all the required documentation related to the zone change of the property in question from Commercial C-3 to Planned Development District under the provision of City Code 8-11-6 and all related documentation under provision of City Code 8-7C-4 related to a Planned Development District approval be provided to the City Manager in a timely fashion in order to provide the information necessary for adequate review. The motion was seconded by Council Member J. Carter and passed unanimously.

Chris Melville explained that the next step would be to provide the tentative plan under the Planned Development District requirements, with Council reviewing the plan and then

approving it. After the tentative plan approval it would then move to the final plan approval before any permits would be issued. Walt Sanders stated that it would take between 45-60 days to get all the maps and documents necessary, but that the paperwork would be submitted as needed.

Agenda taken back to Communications see below.

8. COMMUNICATIONS

Jeff Knudtson stated that all three departments responded to the fire at the Bonneville Motel. Discussion was had regarding if any part of the motel was livable and that the Red Cross was trying to contact the people dislocated because of the fire. Also, that Kirk and Radine Murphy had a list of the people dislocated by the fire and were assisting with items that were needed.

Chris Melville explained that the public comment period for the RP&P lease was now closed and that the City should have an agreement in a couple of weeks. Chris stated that the engineering should be done by the end of this month and would then be put out to bid the first part of February. The groundbreaking would be on March 16th. The interim debenture financing would close on January 26th.

Council Member E. Carter asked about a date for the NIMS testing. Discussion was had regarding selecting a date for the meeting and how long the test should take. A date of February 21, 2007 at 5:30 p.m. would be the date for the NIMS testing by the Council and Mayor.

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

Council Member Christie stated that she attended the Nevada League of Cities Board meeting on January 12th; the meeting seemed to proceed much smoother than the previous year. The next meeting will be sometime in April.

9. *APPROVAL OF THE CLAIMS:

The claims should be for January 16, 2007. Council Member Christie made the motion to approve the claims of January 16, 2007. The motion was seconded by Council Member E. Carter and passed unanimously.

10. *NEXT MEETING DATE AND ADJOURNMENT

The next meeting date is a regular meeting on February 6, 2007 at 7:00 p.m. at the West Wendover Library, Pilot Peak Room. Council Member J. Carter made the motion to adjourn at 7:48 p.m. The motion was seconded by Council Member E. Carter and passed unanimously.

ATTEST:

Anna E. Bartlome
City Clerk/Records Officer