



## **CITY OF WEST WENDOVER**

P.O. Box 2825 • 1111 N. Gene L. Jones Way • West Wendover, NV 89883  
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### **WEST WENDOVER CITY COUNCIL MINUTES OF THE REGULAR MEETING OF OCTOBER 20, 2009**

The West Wendover City Council met for a regular meeting on October 20, 2009. The meeting was held at the West Wendover City Hall, Council Chambers #137. Mayor Andersen presided.

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

Others Present: Corinne Copelan, Sandy Gorum, Dixie Melville, Bryce Kimber, Virginia Fish, Scott Weyland, Tammera Weyland, Kathryn Jennings, Bill Nash, Carlos Ramirez, Sandra Gunter, Jeff Knudtson, Sondra Schmidt, Aleta Kimber, Kerry Robinson, Jim Peterson, 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. PRESENTATION OF COLORS BY THE WENDOVER CIVIL AIR PATROL 88<sup>TH</sup> COMPOSITE SQUADRON**

The Presentation of Colors was done by the Wendover Civil Air Patrol 88<sup>th</sup> Composite Squadron.

**PERFORMANCE – NATIONAL ANTHEM, CIVIL AIR PATROL**

The National Anthem was performed by the Civil Air Patrol.

**3. COMMENTS FROM THE GENERAL PUBLIC:**

None offered or received.

**4. \*APPROVAL OF THE MINUTES:**

Council Member Rowley II had a change to the minutes of October 6, 2009.

Under Communications, the changes are as follows:

Public Works Director: *“The memo further stated that Public Works helped move the city offices and is now doing some repairs at the old building. There have been some problems with the garbage trucks over the past month but both the residential and front load truck have been repaired.”*

Council Member Blake made the motion to approve the minutes of the regular meeting of October 6, 2009 with the changes as noted above. The motion was seconded by Council Member Rowley II and passed unanimously.

**5. PRESENTATION**

**Making A Group and Individual Commitment – Keyth Durham, MAGIC Instructor**  
Presentation tabled by request of Keyth Durham until further notice.

Agenda was taken in the following order.

## 7. CONSENT CALENDAR

### **b. First Reading and Filing of Ordinance #2009-08, An Ordinance Entitled “2009 Amendments Concerning Criminal Offenses,” which Adopts 4-2-14 Concerning Public Urination, Adopts 4-2-15 Concerning Contributing to the Delinquency of a Minor, Amends 4-4-6 Requiring Veterinarian Posting of Sterilization Requirements, Amends 4-4-15 to Add new Subsections which Restrict the Manner of Restraining a Dog or Enclosing a Dog Outside and Provides Appropriate Punishment and Penalties for Violations**

Mayor Andersen read the above entitled ordinance and filed with the City Clerk.

## 8. NEW BUSINESS

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

Chris Melville explained that this is the final site plan approval, the plans had just been received and the City Engineer has not had time to review them. Chris stated that any approval would be conditional upon approval from the City Engineer and City Manager. 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 Gorum disclosed that he works for Peppermill Casinos, Inc. but would not personally benefit from this item. Council Member Gorum made the motion to approve the final site plan for the West Wendover Recreation District Softball Field contingent upon final approval from the City Engineer and City Manager. The motion was seconded by Council Member Blake and passed unanimously.

## 6. PUBLIC HEARING

**Time: 7:15 p.m.**

**\*Public hearing pursuant to NRS 268.059 for Council to determine the fair market value of Property Described As Assessor Parcel Number 010-701-115 and on File with the Elko County Recorder as Lot 12 Block B, West Wendover Highlands Unit No. 2, File 207777, Located at 801 Alpine Street, City of West Wendover, Nevada**

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

Chris Melville explained that the appraiser set the fair market value at \$200,000.00, this being due in part to the age of the building and the building being a modular unit. Chris stated that the amount determined to be the fair market value would then be placed in the resolution for adoption. Kerry Robinson asked how land was associated with this sale. It was explained that there was 1.5 acres of land to be sold with the building.

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

Council Member Carter made a motion pursuant to NRS 268.059 to determine that the fair market value of property described as assessor parcel number 010-701-115 and on file with

the Elko County Recorder as Lot 12 Block B, West Wendover Highlands Unit No. 2, file 207777, located at 801 Alpine Street, City of West Wendover, Nevada be set at \$200,000.00. The motion was seconded by Council Member Gorum and passed unanimously.

**7. CONSENT CALENDAR (continued)**

**\*a. Discussion and Decision to Adopt Resolution #2009-17, A Resolution Authorizing the Disposal of Real Property, Described As Assessor Parcel Number 010-701-115 and on File with the Elko County Recorder as Lot 12 Block B, West Wendover Highlands Unit No. 2, File 207777, Located at 801 Alpine Street, Through Sale as Defined by West Wendover City Code Title 6, Chapter 11, Section 2**

Chris Melville explained that this was the resolution to set the public land sale, that the minimum sealed bid price be included in the motion and what the sale dates would be. The first date would be January 5, 2010, if not sold then the next date would be February 2, 2010, and if still not sold it could then be placed with a realtor to sell. Corinne Copelan asked how the price was set. Chris explained that the appraised price is based on fair market value established under a normal appraisal process and the appraiser follows NRS statues. Council Member Blake made the motion to adopt Resolution #2009-17, a resolution authorizing the disposal of real property, described as assessor parcel number 010-701-115 and on file with the Elko County Recorder as Lot 12 Block B, West Wendover Highlands Unit No. 2, file 207777, located at 801 Alpine Street, through sale as defined by West Wendover City Code Title 6, Chapter 11, Section 2, and to set the minimum sealed bid price at \$200,000.00. The motion was seconded by Council Member Carter and passed unanimously.

**8. NEW BUSINESS (continued)**

**\*a. Discussion and Decision Regarding Contribution to the Wendover Civil Air Patrol 88<sup>th</sup> Composite Squadron and Other Matters Appropriately Related Thereto**

Captain Jason Mettmann gave a presentation of the Civil Air Patrol, including how it is funded and what it does. The Civil Air Patrol is a federally chartered non-profit humanitarian organization, is also known as the United States Air Force Civilian Auxiliary, helps conduct search and rescue missions and ceremonial duties. Council Member Carter made the motion to donate \$1,300.00 to the Wendover Civil Air Patrol 88<sup>th</sup> Composite Squadron. The motion was seconded by Council Member Blake and passed unanimously.

**9. PUBLIC HEARING**

1) **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 **October 20, 2009 at 7:30 p.m.** in the West Wendover City Hall, Council Chambers #137, located at 1111 N. Gene L. Jones Way. The purpose of this hearing is to consider a variance.

**DESCRIPTION:**

**Variance: Sigfredo Luna; property located in a Residential (R-1) Zone.**

- 1) **To adjust the minimum side yard setback on the western property line from seven and one-half (7 1/2) feet to one (1) foot, to allow for the construction and placement of a storage shed:**

**The property description is: Lot #1, 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 2481 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.

Virginia Fish, the adjacent property owner to the west asked exactly where the storage shed would be located and that the fence may already be on her property. The structure would be located to the west of the house 10 feet from the front of the property. Discussion was had regarding determining the property line and possibly including a condition into any motion about determining the property line. Council Member Carter asked Sigfredo Luna if there would be a problem if the variance was only 3 feet. Sigfredo Luna stated that there would not be a problem with only a 3 foot variance. Council Member Gorum stated that he would have a problem with granting a 1 foot variance but not a 3 foot one.

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 2481 Tibbets Boulevard**

Council Member Gorum made the motion upon the condition of the property line being resurveyed, to approve the variance to adjust the minimum side yard setback on the western property line from seven and one-half (7 ½) feet to three (3) feet for the construction and placement of a storage shed at 2481 Tibbets Boulevard. The motion was seconded by Council Member Briggs and passed, Council Member Rowley II voted nay.

**10. COMMUNICATIONS**

Sondra Schmidt explained that the annual audit was going very well. Sondra also stated that the auditors recommended setting the threshold for recognizing capital assets at \$5,000.00, which is also a GASB recommendation.

Council Member Gorum stated that he would not be able to attend the West Wendover Recreation District meeting this month.

Council Member Carter, Briggs and Blake commended the Civil Air Patrol on the presentation of the colors.

Chris Melville explained that we are still closing on the approximately \$825,000.00 grant from USDA for Johnson Springs system but have received the \$1,700,000.00 loan also associated with Johnson Springs system. Chris stated that the dinner with Fronteer Development would be on October 22, 2009. The Elko County Commissioners meeting is on October 21, 2009 at 5:00 p.m. at the West Wendover City Hall. Chris explained that the last regular payment to Ascent Construction had been made but did not include the retainage amount.

Mayor Andersen also commended the Civil Air Patrol on the presentation of the colors.

**11. \*APPROVAL OF THE CLAIMS:**

Council Member Gorum made the motion to approve the claims for October 20, 2009. The motion was seconded by Council Member Carter and passed unanimously.

**12. \*NEXT MEETING DATE AND ADJOURNMENT**

The next meeting date is a regular meeting on November 3, 2009 at 7:00 p.m. at the West Wendover City Hall, Council Chambers #137.

Corinne Copelan asked when the Elko County Commissioners meeting was. It was stated that the meeting was on October 21, 2009 at 5:00 p.m. mountain time.

Council Member Carter made the motion to adjourn at 7:50 p.m. The motion was seconded by Council Member Briggs and passed unanimously.

ATTEST:

Anna E. Bartlome  
City Clerk/Records Officer