



CITY OF WEST WENDOVER

P.O. Box 2825, West Wendover, NV 89883 Office (775) 664-3081 Fax (775) 664-3720

WEST WENDOVER CITY COUNCIL MINUTES OF THE REGULAR MEETING OF OCTOBER 21, 2008

The West Wendover City Council met for a regular meeting on October 21, 2008. The meeting was held at the West Wendover Library, Pilot Peak Room. Mayor Thaut presided.

Council Members Present: Roy Briggs, Emily Carter, Jamey Christie, Johnny Gorum and Alan Rowley II

Others Present: Debra Struhsacker, Bob Felder, Jim Lincoln, Corinne Copelan, Scott Weyland, Ron Supp, Sherryl Carlson, Hailey Smith, Dixie Melville, Jeff Knudtson, Donnie Andersen, Claude Fratto, Leon Flinders, Brenda Flinders, Sondra Schmidt, Kerry Robinson, Chris Buxton, 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:

Mayor Thaut introduced Sondra Schmidt as the new Chief Financial Officer for the City of West Wendover.

Mayor Thaut welcomed Jeff Knudtson back after his stay in the hospital.

4. *APPROVAL OF THE MINUTES:

Council Member Rowley II had some changes to the minutes of October 7, 2008.

Under New Business the changes are as follows:

Item b: *“Through the summer months the noise was not occurring, until about mid September then the noise started again.”*

Council Member Rowley II has some changes to the minutes of the emergency meeting of October 14, 2008.

Under Items of Discussion the changes are as follows:

“Gary Di Grazia explained that this meeting is an emergency because it could involve the health and safety of the public.”

Council Member Gorum made the motion to approve the minutes of the special meeting of October 2, 2008, the regular meeting of October 7, 2008, the special meeting of October 14, 2008 and the emergency meeting of October 14, 2008 with the changes as noted above. The motion was seconded by Council Member Rowley II and passed unanimously.

5. **PRESENTATION**

Presentation of NewWest Gold's President Jim Lincoln

Bob Felder started the presentation by introducing Jim Lincoln who is the new president of the company. Jim Lincoln explained that the company's new name would be Fronteer Group USA to reflect the parent company name. The presentation explained that Nevada is the company's major location. The Long Canyon project is a joint venture between Fronteer and AuEx. It was explained that mineral exploration in the State of Nevada is regulated by Federal Land Management agencies. NewWest Gold has various permits from the different agencies and has provided reclamation bonds. Discussion was had regarding the protection of water quality as a whole and Johnson Spring.

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

6. **NEW BUSINESS**

***a. Discussion and Decision Regarding Waiving the Penalty Fee for Oasis International MC, LLC (Oasis Mobile Home Park) and Other Matters Appropriately Related Thereto**

Sherryl Carlson explained that they have had an account for garbage service for a year and a half and have always been timely with payments. Sherryl explained that they did not realize there was a 10% penalty for being late and think that is an excessive penalty. General discussion was had regarding when the bills are sent out and due, when the penalty fee is placed on an account, online bill paying, and if the decision is to waive the fee how it may set a precedent for future penalties on other accounts. Council Member Rowley II made the motion to not waive the penalty fee for Oasis International MC, LLC (Oasis Mobile Home Park). The motion was seconded by Council Member Briggs and passed unanimously.

***b. Discussion and Decision to Proceed with the Proposed Residential Development Agreement with John McGee (John McGee Enterprises, LLC for Lots 1 and 2 Village One Phase One and Lots 1 through 13 Village One Phase Two**

Chris Melville explained that this item is in relation to the 15 housing lots on Tibbets. The proposed agreement would use the existing appraisal on the lots, would require certain square footage of homes depending on size of lots, the lot price could be set below appraised value, and the lot cost would be subordinated until closing. General discussion was had regarding whether all lots would be done at once or 1 or 2 at a time, what risk there would be to the City and the builder, and if having a hard time selling once developed lots not tied to the agreement could then be placed with a realtor to sell. Council Member Briggs made the motion to proceed with the proposed residential development agreement with John McGee for lots 1 and 2 Village One Phase One and lots 1 through 13 Village One Phase Two as outlined above. The motion was seconded by Council Member Gorum and passed unanimously.

7. **OLD BUSINESS**

***a. Discussion and Decision with Regard to an Order to Show Cause and any Declaration and Order of Abatement with Regard to the Previously Determined Nuisance Under City Code 4-9-4 on the Toana Vista Golf Course At/Near Hole Number 2 in Relation to the Residence at 2420 Laguna Drive and Other Matters Appropriately Related Thereto**

Chris Melville explained that the conditions needed to be set in a motion in abating the issue in order to move forward. Ron Supp stated that he would not have a problem for the rest of the season if the pump ran 8 a.m. through 5 p.m. on weekdays and off on the weekends and evenings. Ron stated that he did not want to see this problem next year. Kerry Robinson explained that they do not intend to run the pump the rest of the season, and are going to try several options for next season. One option is building a bunker to help insulate the compressor. Council Member Christie made the motion in order to abate the nuisance under City Code 4-9-4 on the Toana Vista Golf Course at or near hole number 2 in relation to the residence at 2420 Laguna Drive the pump in question will be shut down for the remainder of the year, and efforts will be made over the off season to correct or eliminate the noise problem, which will be tested in March or April 2009 to make sure that such noise has either

been eliminated or reduced to an acceptable level. The motion was seconded by Council Member Briggs and passed unanimously.

8. PUBLIC HEARING

NOTICE, The City of West Wendover will hold a public hearing for the purpose of considering which projects to pursue funding through the Community Development Block Grant Program. **The hearing will be set for Tuesday, October 21, 2008 at 7:30 p.m. at the West Wendover Library.** All persons may attend and be heard. Prior to the meeting, written comments may be filed with the West Wendover City Clerk and will be considered at the hearing.

The Community Development Block Grant Program, (CDBG) is a Federally Funded Program that is administered by the State of Nevada. The national objectives of this program are:

1. To benefit the low and moderate-income persons.
2. To aid in the prevention of and elimination of slums or blight.
3. To meet the Community Developments needs of having a particular urgency when other sources of funding are not available.

In addition, it is the State's goal to give extra consideration to projects addressing documented public health or safety needs or needs identified through a Community Planning Process.

It is anticipated that no displacement of persons will occur as a direct result of these projects: Project Descriptions, Housing Needs Statement, CDBG Requirements, and Past CDBG Project Grant Performance is on file at the City offices and is available for public inspection during normal business hours, from October 21, 2008 to November 18, 2008.

The City of West Wendover does not discriminate on the handicapped status in the admission of access to, treatment, employment or activities in it's federally assisted programs.

Persons with disabilities who require special accommodations or assistance at the meeting should notify the City Clerks Office at 775-664-3081 or at 801 Alpine Street, West Wendover, Nevada, 89883.

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

Chris Melville explained that currently there are three projects on the list, which include Florence Way Phase II, Sidewalk Pedestrian Improvement and Emergency Generator and Dispatch Center for City Hall Complex. The sidewalk pedestrian project would be along Camper Drive including sidewalk, curb, gutter, and lighting and drainage issues. The approximate costs of the projects are for Florence Way Phase II around \$750,000.00, Pedestrian Enhancement approximately \$300,000.00, Generator around \$200,000.00 and Dispatch Center around \$350,000.00. Discussion was had regarding waiting to do the sidewalk pedestrian improvements along Camper Drive until the Recreation District master plan is completed.

There being no further public comment Mayor Thaut closed the public hearing and opened the regular meeting.

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

9. COMMUNICATIONS

Mayor Thaut presented Council Member Carter with a variety of diapers for her new baby.

Council Member Gorum stated that he had attended the last REC Board meeting and discussed the floor plan for their new Recreation Center. Two different plans had been discussed at the meeting with an approximate size of 25,000 square feet.

Council Member Carter said thank you for the diapers.

Council Member Rowley II stated that the fund raiser for Brenda Priest went very well.

Council Member Briggs welcomed the new Chief Financial Officer.

10. *APPROVAL OF THE CLAIMS:

General discussion was had regarding a donation to Trick or Treat Street and placing it on the next agenda.

Council Member Gorum made the motion to approve the claims for October 21, 2008. The motion was seconded by Council Member Christie and passed unanimously.

11. *NEXT MEETING DATE AND ADJOURNMENT

The next meeting date is a regular meeting on November 4, 2008 at 7:00 p.m. at the West Wendover Fire Station. Council Member Christie made the motion to adjourn at 8:30 p.m. The motion was seconded by Council Member Carter and passed unanimously.

ATTEST:

Anna E. Bartlome
City Clerk/Records Officer