

## WEST WENDOVER CITY COUNCIL MINUTES OF THE REGULAR MEETING ON DECEMBER 6, 2005

The West Wendover City Council met for a regular meeting on December 6, 2005. The meeting was held at the West Wendover Library, Pilot Peak Room. Mayor Thaut presided.

Council Members Present: Jimmy Carter, Johnny Gorum, Mike Miera and Jamey Reilly

Council Members Absent: Viola Troyan

Others Present: Michelle Blake, Dixie Melville, Laura Grant, Devan Croasmun, Randy Croasmun, Deeanna Croasmun, Corrine Copelan, Sam Sharma, Gary Corona, Lauara Snyder, Shane Morley, Gerry Anderson, Sandi Gunter, Brenda Flinders, Leon Flinders, Claude Fratto, Cassie Fratto, Dr. Alegre, Frank Sanchez, Louise Carter, Chris Anderson, John Hanson, Kerry Robinson, Robert Loncar, Bryce Kimber, Aleta Kimber, Beverly Goheen, Walt Smith, Joel Murphy, 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 ALLEGINACE**  
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 Reilly had a change under Presentation the sentence should read: *“Peter Burjes with Valentiner Crane Architects explained that starting with the master plan gives the community focus and unifies it.”* Council Member Reilly made the motion to approve the minutes of the regular meeting of November 1, 2005 with the noted change as above. The motion was seconded by Council Member Miera and passed unanimously.
5. **CONSENT CALENDAR**
  - a. **First Reading and Filing of Ordinance #2005-03; An Ordinance Entitled “Appointive Office of the Building Official”, Fixing Matters Appropriate to the New Appointed Office**  
Mayor Thaut read the above entitled ordinance and filled it with the City Clerk.
  - b. **First Reading and Filing of Ordinance #2005-04; An Ordinance Entitled “2005 First Amendment to Public Works Director Code, Separating the Duties of the Building Official from the Office of the Public Works Director”**  
Mayor Thaut read the above entitled ordinance and filled it with the City Clerk.
  - c. **First Reading and Filing of Ordinance #2005-05; An Ordinance Entitled “Requirements for Sale or Lease of Real Property Owned by the City,” Creating a New**

**Chapter 11 of Title 6 of the West Wendover City Code for the New Provisions Concerning the Subject Matter and Other Matters Appropriately Related Thereto**

Mayor Thaut read the above entitled ordinance and filled it with the City Clerk.

**d. First Reading and Filling of Ordinance #2005-06; An Ordinance Entitled “Qualified Appraisers List,” Creating a New Chapter 12 of Title 6 of the West Wendover City Code for the New Provisions Concerning the Appraisers List for Use in Sales or Leases of City Property and Other Matters Appropriately Related Thereto**

Mayor Thaut read the above entitled ordinance and filled it with the City Clerk.

**e. First Reading and Filling of Ordinance #2005-07; An Ordinance Entitled “2003 International Building Code Adoption,” Which Amends the City Code to Adopt the Standards and Regulations Provided Thereby**

Mayor Thaut read the above entitled ordinance and filled it with the City Clerk.

**f. First Reading and Filling of Ordinance #2005-08; An Ordinance Entitled “Fire Code Update 2005,” Adopting the International Fire Code and Providing Other Matters Appropriately Related Thereto, and Providing Regulation for Floor-Level Signs**

Mayor Thaut read the above entitled ordinance and filled it with the City Clerk.

**6. NEW BUSINESS**

**\*a. Discussion and Decision Concerning the Filling of a Vacancy on the City Council by Selection of a Person with the Requisite Qualifications by a Majority Voted of the City Council and Mayor, Who has the Same Voting Power Thereon as a Council Member. The Person so Selected Shall Hold the Office Until the Election and Qualification of His or Her Successor at the Next General City Election.**

Chris Melville stated that he would turn this over to the Council; there were two candidates who had submitted letters. Bob Loncar rescinded his letter due to his affiliation with Aqua Engineering. Mayor Thaut asked Johnny Gorum if he was selected how would the City benefit from him being on the Council. Johnny Gorum stated that the City would benefit because he believes in even and fair play, he is pro-growth, and is concerned with the future of the community. Johnny continued saying that he will back the citizens and vote on what their concerns are. Mayor Thaut asked what Johnny perceived his responsibilities to be as a Council Member. Johnny stated that his responsibilities are to attend all meetings, attend and complete any training, and that more experienced Council Members would help him. Council Member Reilly asked Johnny why he wanted to be on the Council. Johnny stated that the City has been good to him and wanted to give something back to the community, and it was time to step up. Council Member Reilly made the motion to select Johnny Gorum to fill the vacant City Council seat and with the term to expire at the election in 2006. The motion was seconded by Council Member Miera and passed unanimously. Mayor Thaut voted aye also.

Judge Grant swore Johnny Gorum in as City Council Member.

**b. Discussion in Regards to the West Wendover Government Complex**

Mayor Thaut explained that this item will be on the agenda until a vote is done so if there are any questions they can be answered. No discussion.

**\*c. Discussion and Decision to Approve Final Site Plan for Peppermill Event Center**

Chris Melville explained that on the new site plan there is now a parking lot between the event center and the human resource building. Council Member Reilly made the motion to grant final approval to the Peppermill Event Center with the conditions of the City’s Engineer letter of November 18, 2005 and the City Managers letter of November 28, 2005, in addition to any changes and/or modifications which would be noted in the review of the submitted final site plan addendum b and c November 21, 2005 by the City Engineer and City Manager/Director of Community Development. Council Member Gorum declared that he works for the Peppermill but will not personally gain. The motion was seconded by Council Member Miera and passed unanimously.

**\*d. Discussion and Decision for Approval or Denial of Liquor License for Lorena Sanchez / Sanchez Mexican Grill**

Frank Sanchez stated that he was here for Lorena. Sandi Gunter stated that she had nothing to add to the memo. Council Member Miera made the motion to approve the liquor license for Lorena Sanchez / Sanchez Mexican Grill. The motion was seconded by Council Member

Carter and passed. A roll call vote was taken with Council Members Carter, Gorum and Miera voting aye, and Council Member Reilly voting nay. The motion passes three to one.

**\*e. Discussion and Decision for Approval or Denial of Liquor License for Sunil Sharma / Discount Smoke & Liquor**

Sandi Gunter stated that there was nothing to add to memo. Council Member Reilly made the motion to approve the liquor license for Sunil Sharma / Discount Smoke & Liquor. The motion was seconded by Council Member Miera and passed unanimously.

**\*f. Discussion and Decision Regarding the Publication of Legal Notices and Other Matters Appropriately Related Thereto**

Corinne Copelan asked to withdraw this item until her lawyer can come back to the city.

**\*g. Discussion and Decision Regarding Sponsorship of 21<sup>st</sup> Century After School Mentoring Program and Other Matters Appropriately Related Thereto**

Council Member Reilly explained that she had been working on this since the League of Cities, there needs to be people that will help with the program. Council Member Reilly stated that originally letters had been sent out asking for donations, and maybe a new letter could be sent out asking for people to donate some of their time. The days the program runs on Monday, Tuesday and Thursday from 3-5:15 p.m. Council Member Reilly stated that her idea was to send out a letter using the City's bulk mail to the West Wendover Post Office, with the language worked on through the school, asking if people had a ½ hour to 1 hour once a week or every other week to give to the program, by coming in and helping in any way possible. It could include reading to the students or helping them with homework. The second part is to send a letter to the employers in the community supporting this program. In addition employees at the discretion of the department heads could help in this program if their work load would allow it. General discussion was had regarding the mentoring program, and the ability for people to donate even small amounts of time to volunteer for the program. Council Member Miera made the motion to proceed. The motion was seconded by Council Member Carter and passed unanimously.

Mayor Thaut introduced the Craig Hill, who is the new principal of the High School.

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

Michelle Blake explained that there will be a play on December 9, 2005 at 7 p.m. The play will be put on by the kids from the after school program as well as the Missoula Children's Theatre.

**\*h. Discussion and Decision Regarding Renewal of Agreement with Wendover Ambulance and Other Matters Appropriately Related Thereto**

Lauara Snyder is asking to renew the agreement early because of trying to purchase a new ambulance, and the bankers would like to know that the agreement is longer than a year. Chris Melville explained that if the Council wishes to precede an agreement will be drafted and approved at the next meeting. Council Member Reilly made the motion to direct Chris Melville get a new agreement with Wendover Ambulance to renew the contract for an additional seven years with the contract to be agreed upon by both parties and approved. The motion was seconded by Council Member Miera and passed unanimously.

**\*i. Discussion and Decision Regarding Renewal of Agreement with Nevada Rural Health Center and Other Matters Appropriately Related Thereto**

Chris Melville explained that the old agreement expired in August and if there are no issues with the old contract a new agreement will be drafted and put on the agenda for approval at the next meeting. Council Member Reilly made the motion to enter into a renewal agreement with Nevada Rural Health Center and to include an updated inventory list. The motion was seconded by Council Member Miera and passed unanimously.

**\*j. Discussion and Decision for Approval of Additional Funds for the Employee Summer/Christmas Party**

Chris Melville stated that not enough funds had been requested for the employee summer/Christmas party and would request an additional \$600.00. Council Member Reilly made the motion to augment the Employee Summer/Christmas Party fund an additional \$600.00. The motion was seconded by Council Member Miera and passed unanimously.

**\*k. Discussion and Decision for Approval of Donation to the 13<sup>th</sup> Annual Christmas Festival and Other Matters Appropriately Related Thereto**

Anna Bartlome explained that due to posting requirements this event was already taking place and normally the City donates \$250.00. Council Member Reilly disclosed that she is on the Christmas Festival Committee but would not personally gain. Council Member Miera made the motion to donate \$250.00 to the 13<sup>th</sup> Annual Christmas Festival. The motion was seconded by Council Member Carter and passed unanimously.

**\*l. Discussion and Decision for Approval to Send Officer Petro to the Know Gangs Seminar in Las Vegas on December 8-9, 2005 and Other Matters Appropriately Related Thereto**

Sandi Gunter explained that Officer Petro will learn additional information concerning the gangs and it is in the budget. Council Member Reilly made the motion to approve sending Officer Petro to the known gang's seminar in Las Vegas Nevada on December 8-9, 2005. The motion was seconded by Council Member Carter and passed unanimously.

**\*m. Discussion and Decision for Approval of the Chief of Police to Attend a Policy Seminar Hosted by the Nevada Public Agency Insurance Pool in Winnemucca Nevada on December 12-13, 2005 and Other Matters Appropriately Related Thereto**

Sandi Gunter explained that this is a policy training class. Council Member Miera made the motion to approve for the Chief of Police to attend a policy seminar hosted by the Nevada Public Agency Insurance Pool in Winnemucca Nevada on December 12-13, 2005. The motion was seconded by Council Member Reilly and passed unanimously.

Agenda taken out of order, New Business item o heard next, see below.

**\*n. Discussion and Decision for Approval of the Chief of Police to Attend the Nevada Sheriffs and Chiefs Annual Training Conference in Mesquite Nevada on December 5-12, 2005 and Other Matters Appropriately Related Thereto**

Sandi Gunter explained that it is in the budget. Council Member Reilly made the motion to approve for the Chief of Police to attend the Nevada Sheriffs and Chief Annual Training Conference in Mesquite Nevada on December 5-12, 2005. The motion was seconded by Council Member Gorum and passed unanimously.

**\*o. Discussion and Decision Regarding the Policy Concerning Department Travel and Training and Other Matters Appropriately Related Thereto**

Chris Melville explained that this had been discussed with a previous Council some years ago and has been brought up again. Chris stated that if there is interest on the Council for those items that have been budgeted for and were approved in the budget process to eliminate them coming on the agenda again, unless it was an out of the ordinary travel and training item. Council Member Reilly made the motion to allow department travel and training that is within the budget to be authorized at the discretion of the department head and anything outside the budget would need to come back to the Council. The motion was seconded by Council Member Miera and passed unanimously.

Agenda taken back to New Business item n see above.

## **7. PUBLIC HEARING**

**1) 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, December 6, 2005 at 7:30 p.m. at the West Wendover Library, Pilot Peak Room.** 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 November 21, 2005 to December 20, 2005.

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 the 5 potential projects mentioned so far. The projects are as follows:

1. Florence Way Phase 2, which includes new street, sidewalk and lighting from Camper Drive to Mesa Street. The project cost was just a little over \$842,000.00 with CDBG portion being \$250,000.00.
2. Pedestrian Enhancement Wendover Boulevard Phase 2, which would include sidewalk and lighting improvements from Red Garter Street east to the Red Garter area. The project cost is approximately \$110,736.00 with CDBG portion being \$57,750.00.
3. Old Silver Smith Water Tank improvements, which would provide improvements for water flow. The tank is used for fire flow protection. The project cost is approximately \$121,000.00 with CDBG portion being \$75,000.00.
4. ADA Accessibility Improvements for the Government Complex, which would include handicap access for elevators, restroom components, ramps and other handicap items related to the complex. The project cost is \$235,000.00 and would be asking for the full amount from CDBG.
5. Community fitness and wellness center, which would provide fitness and therapy to the whole community. The project would be a combined project with the City, CDBG, School District, Physical Therapy and local businesses. The cost of the project is approximately \$631,600.00 with CDBG portion being \$250,000.00.

Craig Hill stated that the fitness and wellness center would be good to expand some of the curriculum at the school. Jay Cooper stated that he would like to get the project going for the fitness and wellness center and if it would be better in the future then do that. Jay also stated that he would be willing to teach a sports medicine class and donate equipment for the fitness center.

Chris stated that at the next meeting a selection would be made.

It was asked how these projects benefit the poor and slum areas. It was explained that concerning the sidewalk projects most of the low income citizens have to walk to work, store and other facilities. Another question asked was if a homeless shelter had been considered. Chris Melville stated that homeless issues are funded under another section of CDBG funds and the consortium had a representative in Elko who handled homeless issues.

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

Back to New Business item g, see above.

## **8. DEPARTMENT UPDATES**

**Fire Chief** – Gary Corona had nothing to add to memo, which stated that inspections are becoming a major part of the time of the department. Montego Bay has opened their casino expansion and the first four floors of the hotel addition are ready for occupancy on the weekends. Peppermill Event Center is doing well, the plumbing drains, walls, underground electrical and some floors are done. V & M Homes are moving along on the two new homes on Fairway View Drive. Greater Nevada Credit Union has received its occupancy and is open. Department training is going as normal every week and the closer to Christmas the less training time we have.

**Police Chief** – Sandi Gunter explained there was nothing to report.

**City Clerk/Records Officer** – Anna Bartlome stated that Financial Disclosure Statements would be put in the Council and Mayors box and they are due by January 15<sup>th</sup>.

**Chief Financial Officer** – Claude Fratto stated that Leon Flinders is on jury duty but nothing to add.

**Public Works Director** – Bryce Kimber had nothing to add to memo, which stated that the storm drain on Pueblo Boulevard is completed and Shelton's is moving along with the curb, gutter and sidewalk. There had been another water leak along Alpine in front of Dorado's Bakery. The garbage business is very busy as construction has not slowed down a bit. There have been a few break downs with the hook lift truck again. Reuse is going fairly smooth with no major break downs, only some minor electrical problems with the blowers. Due to the colder weather there have been numerous sewer plugs.

**City Manager** – Chris Melville had nothing to add to memo, which stated that the BLM is still shooting for the end of December to have things ready for the 81-acre land purchase. The memo further stated that Nevada SHPO is in process on the archeological site concerning the Airport Way Right of Way. Employee of the year will be selected at the January 3<sup>rd</sup> meeting with a list of employee backgrounds and summaries provided by December 20<sup>th</sup>. The Golf Course Water System Resolution will be available for the joint meeting in January for adoption by the City and Recreation District. Website stories are added each week with a couple new positive stories each time. Bonneville 100 for 2006 is scheduled for July 14-16 and takes place on US 93A.

## **9. COMMUNICATIONS**

Council Member Reilly thanked everyone for their support of the 21<sup>st</sup> Century Program.

Council Member Miera thanked both Johnny Gorum and Bob Loncar for submitting their interest in being on the Council.

Council Member Carter seconded what Council Member Miera stated and that it is a great responsibility.

Council Member Gorum wanted to thank everyone.

Mayor Thaut wanted to remind everyone of the employee Christmas party on December 8, 2005 at 7 p.m.

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

Council Member Reilly made the motion to approve the claims for December 6, 2005 and the November Hand Checks. The motion was seconded by Council Member Miera and passed unanimously.

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

The next meeting date is a regular meeting on December 20, 2005 at 7:00 p.m. at the West Wendover Library, Pilot Peak Room. Council Member Reilly made the motion to adjourn at 8:20 p.m. The motion was seconded by Council Member Carter and passed unanimously.

ATTEST:

Anna E. Bartlome  
City Clerk/Records Officer