



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 MAY 19, 2009

The West Wendover City Council met for a regular meeting on May 19, 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 Johnny Gorum

Council Members Absent: Alan Rowley II

Others Present: Bryce Kimber, Jeff Knudtson, Ron Supp, Corinne Copelan, Sondra Schmidt, Aleta Kimber, Kerry Robinson, Pedro Gonzalez, Guadalupe Dorado, 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 Gorum made the motion to approve the minutes of the regular meeting of April 21, 2009 and the regular meeting of May 5, 2009. The motion was seconded by Council Member Carter and passed unanimously.
5. **CONSENT CALENDAR**
 - a. **First Reading and Filing of Ordinance #2009-05; An Ordinance Entitled Renewable Energy Amendment, Which Amends the City Zoning Code to Allow for Certain Light Industrial Uses in Certain Zones for Renewable Energy Development Under Approved Conditional Use Parameters and Providing Other Matters Appropriately Related Thereto**
Council Member Carter made the motion to forward this item to the next meeting. The motion was seconded by Council Member Gorum and passed unanimously.
6. **NEW BUSINESS**
 - *a. **Discussion and Decision Regarding Boundary Line Adjustment Map for Sun Communities Operating Limited Partnership and Other Matters Appropriately Related Thereto**
Chris Melville explained that when Sun Communities first proposed the mobile home park it was two phases. When the Phase 1 was developed it was split into two phases, 1A and 1B. Only Phase 1A was developed but Sun Communities never adjusted the boundary line and are paying a developed property rate on the standby and service charge for all of Phase 1 even

though only half of the parcel is developed. Council Member Blake made the motion to approve the boundary line adjustment for Sun Communities Operating Limited Partnership. The motion was seconded by Council Member Gorum and passed unanimously.

***b. Discussion and Decision to Approve Agreement between Washoe County and the City of West Wendover for Forensic Support Services and Other Matters Appropriately Related Thereto**

Ron Supp explained that this agreement is for work done with the Washoe County Crime Lab, and is used for any major crimes that take place. Council Member Carter made the motion to approve the agreement between Washoe County and the City of West Wendover for forensic support services. The motion was seconded by Council Member Briggs and passed unanimously.

***c. Discussion and Decision to Accept or Reject the Bids for the Curb and Gutter Access Project and Other Matters Appropriately Related Thereto**

Chris Melville explained that the recommendation to award the bid to Ruby Dome Construction for the CDBG curb and gutter accessibility project in the amount of \$183,436.40. Chris explained that there may be some changes that come in the project in that with the contingency amount built there may be extra funds to do more ADA compliance. Also the street lights on the west side of the library will be pulled and will be pole mounted on Camper Drive that will be done with a credit the City has with Wells Rural Electric Company. Council Member Gorum made the motion to accept the bid for the Curb and Gutter Access Project from Ruby Dome Construction in the amount of \$183,436.40 and for staff to prepare and execute all related documents thereto. The motion was seconded by Council Member Carter and passed unanimously.

Agenda taken out of order, Communications heard next.

8. COMMUNICATIONS

Council Member Gorum stated that he attended the Elko County Recreation District Board meeting on May 12, 2009. The board mentioned who they donate funds to most of which are located in Elko. Council Member Gorum stated that the \$100,000.00 the City should receive from the Elko County Recreation District has been asked for and received. Council Member Gorum stated that the next meeting of the Elko County Recreation District would be May 21, 2009.

Council Member Blake explained that the proposed cuts at the school are not going to happen, and that West Wendover would be last if cuts are needed. Council Member Carter asked if the cuts are not happening due to the AYP scores. Council Member Blake stated that he believed it had to do with the AYP scores.

Chris Melville stated that he had a meeting with Daniel Pacheco on May 21, 2009 for the census. Chris stated that he may be out of the office from May 26th through May 30th due to jury duty. Chris explained that the CDBG grant for the x-ray machine had been submitted. Also submitted was the grant application for Phase 1 of the waste water project to the State Revolving Fund. Chris stated that a letter had been received from USDA for Phase 2 of the waste water project. The amended ROW's for the test well sites for the Johnson Springs System have been executed by both the BLM and the Mayor. Chris explained that he has asked to be on Wendover Utah's agenda for the first meeting in June to ask for the production well to be placed on the Section 11 property. The City Hall Complex should be completed on June 19th with only punch list items to finish. The storage and furniture for the complex should be installed June 26th. The swimming pool will open the weekend of Memorial Day.

Mayor Andersen stated that he would be on vacation June 5th through 13th.

Ron Supp stated that the new dog was here and the handler would be Officer Pete Turner. Ron further stated that on May 22nd a P.O.W. / M.I.A. group "Missing in America" will be transporting the remains of three decorated war veterans. The group will be meeting at the state line and hand the remains to the Utah contingent.

Bryce Kimber stated that the waterline for the Gene L. Jones Way Phase II is installed and has been tested. The remainder of the project should begin on May 20th.

Jeff Knudtson explained that a DUI seminar had taken place at the high school for the graduating class.

Mayor Andersen called for a break at 7:27 p.m.

Mayor Andersen called the meeting back to order at 7:30 p.m.

7. PUBLIC HEARING

1) **NOTICE**, is hereby given that the West Wendover City Council will hold a public hearing in conjunction with the Regular City Council meeting of **May 19, 2009**, at the West Wendover Library, Pilot Peak Room. The meeting will be called to order at 7:00 p.m. and the **public hearing will be held at 7:30 p.m.** thereafter. The purpose of the hearing is for the discussion and approval of the 2009 – 2010 Fiscal Year Budget. Copies of the budget are available at the West Wendover City Offices.

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

Sondra Schmidt explained the changes that had been made since the tentative budget was approved. The new totals and whether it is an increase or decrease are as follows:

Personal Property Tax	\$206,000.00	\$100.00 increase
Central Assessments	\$15,900.00	\$100.00 increase
State Consolidated Tax	\$2,144,500.00	\$6,500.00 decrease
Motor Vehicle Fuel Tax 1.75	\$45,400.00	\$1,500.00 decrease
Operating Transfers Out	\$540,400.00	\$10,000.00 increase
Proceeds from Sale of Bonds	\$5,225,000.00	\$5,225,000.00 increase
Interest Expense	\$415,600.00	\$2,800.00 increase
Principal Expense	\$5,764,600.00	\$5,764,600.00 increase
Charges for Service	\$550,000.00	\$40,000.00 decrease
Contingency	\$175,000.00	\$175,000.00 increase

Council Member Gorum stated that it was a good budget. Sondra Schmidt stated that the department heads are really good at staying in their boundaries and watching their spending.

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 of the Budget for Fiscal Year 2009-2010**

Council Member Carter made the motion to approve the budget for fiscal year 2009-2010. The motion was seconded by Council Member Briggs and passed unanimously.

Mayor Andersen called for a break at 7:38 p.m.

Mayor Andersen called the meeting back to order at 7:45 p.m.

2) **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 **May 19, 2009 at 7:45 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: Pedro Gonzalez; 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 three (3) feet, to allow for the construction and placement of a storage shed and carport:**

The property description is: Lot #2, as shown on the Official Plat of West Wendover Highlands, Unit No. 5, Block D, 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 2016 Elko Avenue, 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.

It was explained that one written comment had been received from one neighbor (Lillian Coca). The comment had to do with a fence that is between Lillian Coca's property and Pedro Gonzalez's property. It was explained that fence is a neighbor issue and may not have an impact on the variance that is being asked for.

There being no further public comments, Mayor Andersen closed the public hearing and opened the regular portion of the meeting.

***Discussion and Decision Regarding Proposed Approval or Denial of Variance Located at 2016 Elko Avenue**

Council Member Blake made the motion to approve the variance of the minimum side yard set back on the western property line from seven and one-half (7 ½) feet to three (3) feet for the placement of a storage shed and carport at 2016 Elko Avenue. The motion was seconded by Council Member Carter and passed unanimously.

General discussion was had regarding variances, what the process was for and whether to change the city code to have five (5) feet setbacks on the side yard.

9. *APPROVAL OF THE CLAIMS:

Council Member Gorum made the motion to approve the claims of May 19, 2009, March insurance and April insurance. The motion was seconded by Council Member Carter and passed unanimously.

3) **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 **May 19, 2009 at 8:00 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: Guadalupe Dorado; property located in a Residential (R-1) Zone.

- 1) **To adjust the minimum side yard setback on the eastern property line from seven and one-half (7 1/2) feet to three (3) feet, to allow for the construction and placement of a garage:**

The property description is: Lot #29, as shown on the Official Plat of West Wendover Highlands, Unit No. 1, Block I, 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 1890 Gold 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.

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 1890 Gold Street**

Council Member Gorum made the motion to approve the variance of the minimum side yard set back on the eastern property line from seven and one-half (7 ½) feet to three (3) feet for the placement of a garage at 1890 Gold Street. The motion was seconded by Council Member Carter and passed unanimously.

8. COMMUNICATIONS

ITEM TAKEN OUT OF ORDER SEE ABOVE.

9. *APPROVAL OF THE CLAIMS:

ITEM TAKEN OUT OF ORDER SEE ABOVE.

10. *NEXT MEETING DATE AND ADJOURNMENT

The next meeting date is a regular meeting on June 2, 2009 at 7:00 p.m. at the West Wendover Library, Pilot Peak Room.

Council Member Gorum and Council Member Briggs stated that they may not be at the next meeting.

Council Member Carter made the motion to adjourn at 8:04 p.m. The motion was seconded by Council Member Briggs and passed unanimously.

ATTEST:

Anna E. Bartlome
City Clerk/Records Officer