



## CITY OF WEST WENDOVER

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### WEST WENDOVER CITY COUNCIL MINUTES OF THE REGULAR MEETING OF AUGUST 19, 2008

The West Wendover City Council met for a regular meeting on August 19, 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: Bryce Kimber, Dixie Melville, Corinne Copelan, Ron Supp, Gary Corona, Jeff Knudtson, Leon Flinders, Brenda Flinders, Claude Fratto, Tom Coyle, Kerry Robinson, Roseanna Robinson, Toni Corona, Sandi Gunter, Scott Weyland, Jeremy Loncar, 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:**  
No minutes to approve.
5. **PRESENTATION**  
**Award of Teacher Hiring Incentives**  
Mayor Thaut introduced Dawn Hagness, Principal of West Wendover Elementary School and Keith Walz, Principal of the West Wendover High School who introduced the new teachers for the schools. Mayor Thaut presented the teachers with their incentive checks as they were introduced. The new teachers for West Wendover Elementary School are Leah Robinson, Cindy Maricich and Adrienne Sampson. The new teachers for the West Wendover High School are Brian Kelly, John Eldridge, Leticia Perez, Ron Bohlman and David Burhard. Dawn Hagness also introduced Colby Corbitt as the new Vice Principal for the elementary School.
6. **CONSENT CALENDAR**  
**\*a. Decision to Adopt Resolution Number 2008-25, A Resolution of the City of West Wendover, Nevada Providing for the Transfer of the City's Additional 2008 Private Activity Bond Cap, Provided Pursuant to the Housing and Economic Recovery Act of 2008, to the Nevada Rural Housing Authority; and Other Matters Appropriately Related Thereto**  
Chris Melville explained that this resolution would transfer the additional private activity bond cap made available after the State adjusted the amount. Council Member Gorum made the motion to adopt Resolution #2008-25, a resolution of the City of West Wendover, Nevada providing for the transfer of the City's additional 2008 Private Activity Bond Cap provided

pursuant to the Housing and Economic Recovery Act of 2008, to the Nevada Rural Housing Authority. The motion was seconded by Council Member Carter and passed unanimously.

**\*b. Decision to Adopt Resolution Number 2008-26, A Resolution Establishing the Rules, Regulations and Policies for the Operation of the City of West Wendover Community Support Fund and Other Matters Appropriately Related Thereto**

Chris Melville explained that the resolution gives policies and criteria for the community support fund. The resolution includes an application that would need to be filled out by the requesting party, and the scoring parameters that would be used. General discussion was had regarding the application, taking out the requirement to advertise in a newspaper, and the scoring parameters including changing the minus 5 to 0 for an individual on questions 9 and 10. Council Member Christie made the motion to adopt Resolution #2008-26, a resolution establishing the rules, regulations and policies for the operation of the City of West Wendover Community Support Fund with the changes noted on the application and on the scoring parameters on questions 9 and 10, and with a minimum of three staff members to review the applications. The motion was seconded by Council Member Briggs and passed unanimously.

Agenda taken out of order, Old Business item a heard next, see below.

**7. NEW BUSINESS**

**\*a. Discussion and Decision Regarding Submitting Comments to the Bureau of Land Management (BLM) Elko District Office, Under the Public Comment Period for the NewWest Gold Long Canyon Exploration Project and Other Matters Appropriately Related Thereto**

Chris Melville explained the memo provided by Craig Neeley and experts from the environmental assessment. Chris explained that the City would have no comments to make due to the items provided in the environmental assessment. General discussion was had regarding the replacement water well, and having NewWest provide in writing a letter stating the well would be provided to the City at no cost to the City. Council Member Christie made the motion to authorize Chris Melville to proceed with the protest or lack of protest according to the response from NewWest Gold with concerns about the issues stated in the environmental assessment that were not followed through with city officials. The motion was seconded by Council Member Briggs and passed unanimously.

**\*b. Discussion and Decision to Approve or Deny Change Order Number 1 with Regard to the West Wendover City Hall Project and Other Matters Appropriately Related Thereto**

Chris Melville explained that the change order had come in for around \$70,000.00 and was for the concrete for the parking area and landscape islands. Chris explained that the change order was adjusted to just include the irrigation lines and related irrigation control cable along with some traffic rated boxes at a cost from \$10,000.00 to \$12,000.00. Council Member Christie made the motion to approve change order number 1 with regard to the West Wendover City Hall Project to include irrigation lines, related irrigation control cable and placement of traffic rated boxes at the locations where the landscaping islands will be in the future at a cost not to exceed \$12,000.00. The motion was seconded by Council Member Briggs and passed unanimously.

**\*c. Discussion and Decision to Authorize Staff to Proceed with the Necessary Preparation of Documents and Processes for the Implementation of a Development Agreement with Mr. Tony Ventura for Economic Development Purposes Concerning Properties Located in the City's Industrial Park, the Current Police Department Location and Future Downtown Development Area and Other Matters Appropriately Related Thereto**

Chris Melville explained that this would allow him to proceed with the work associated with the exchange. Chris explained that originally Tony Ventura had received 5.75 acres. Chris stated that he would bring back appraisal and other documentation required. Council Member Gorum made the motion to authorize staff to proceed with the necessary preparation of documents and processes for the implementation of a development agreement with Mr. Tony

Ventura for economic development purposes concerning properties located in the City's Industrial Park, current Police Department location and future downtown development area. The motion was seconded by Council Member Rowley II and passed unanimously.

**\*d. Discussion and Decision with Regard to the Selection of the West Wendover Planning Committee Members for the D.W. Reynolds Foundation Grant Program and Other Matters Appropriately Related Thereto**

Chris Melville explained that this item is for the Council to select who would sit on the committee for the D.W. Reynolds Foundation Grant Program. Chris stated who had previously been involved, which included Mayor Thaut, Council Members Carter and Briggs, Chairman of the Recreation Board Kerry Robinson, Parks & REC Director Shawn Gregory, Director of Human Resources for Peppermill and Resource Council Heidi Lewis, and himself. General discussion was had regarding adding two members to those previously listed; names mentioned included Dawn Hagness, Randall Soderquist, Todd Hagness and John Spillman. Council Member Christie made the motion to recommend the seven current members as listed above, with the addition of two new members out of the four listed with Dawn Hagness and Randall Soderquist being approached first. The motion was seconded by Council Member Briggs and passed unanimously.

**\*e. Discussion and Decision to Approve the Wendover Boulevard Sixteen Inch Waterline Installation Project with High Mark Construction for \$97,153.00 and to Approve the Associated Augmentation of the Water Enterprise Fund for the Project in the 2008-2009 Fiscal Year Budget and Other Matters Appropriately Related Thereto**

Bryce Kimber asked that the quote from High Mark Construction in the amount of \$97,153.00 with an additional augmentation to include items the City would need to furnish. Council Member Christie made the motion to approve the quote from High Mark Construction in the amount of \$97,153.00 to do the installation of the Wendover Boulevard sixteen inch waterline and approve the associated augmentation of the Water Enterprise Fund. The motion was seconded by Council Member Briggs and passed unanimously. Council Member Christie remade her motion to change the amount of the augmentation to \$140,000.00. The motion was then seconded by Council Member Briggs and passed unanimously.

**\*f. Discussion and Decision with Regard to the Clearview MHP Water Issue, and to Proceed with the Approval of Amendment No. 1 to the City of West Wendover and Clearview Mobile Home Park Water Service Agreement and Other Matters Appropriately Related Thereto**

Chris Melville explained that the owners of the Clearview Mobile Home Park were not present but they felt comfortable with the agreement to be presented. If the agreement changed the owners could be present at the next meeting to discuss it. The agreement would state that Clearview Mobile Home Park would pay a \$500.00 per month flat fee in regards to water overage, with a three million gallon threshold, if exceeded they would pay the wholesale rate for the amount over the three million gallons. The agreement further states that Clearview would have the ability to appeal to the Council beginning with the second consecutive monthly billing over three million gallons, and the City would provide a monthly report showing individual and master meter reads. General discussion was had regarding the agreement. Council Member Gorum made the motion to proceed with the approval of Amendment No. 1 to the City of West Wendover and Clearview Mobile Home Park Water Service Agreement at the \$500.00 a month with a cap of three million gallons per month effective on September billing for August usage, and Mayor to execute amendment. The motion was seconded by Council Member Christie and passed unanimously.

**8. OLD BUSINESS**

**\*a. Discussion and Possible Action Concerning Correspondence Received from Captain Loncar Dated 6/26/08 Regarding Administrative Decision Based on Contract Procedural Grounds Denying Consideration of Attempted Grievance**

Tom Coyle went through the facts of the attempted grievance, which included the dates of write up, correspondence, and the decision by City Manager. Tom Coyle explained the section of the union contract that concerns the grievance and arbitration procedure. Jeremy Loncar stated that he did file his grievance in a timely fashion, has not received a response from the Union, and that Andy Boyles is the attorney for the union and that is why he had

contacted him on how to proceed. Jeremy Loncar further asked where in the employee handbook does it say that he is responsible for what his wife says. Bob Loncar asked for a definition of work days. It was stated that the contract says work days are based on a five day workweek, beginning Monday and ending on Friday. Council Member Briggs made the motion to deny taking any action on behalf of Jeremy Loncar based on the City Managers decision. The motion was seconded by Council Member Rowley II and passed. Council Member Christie abstained.

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

**9. COMMUNICATIONS**

Council Member Gorum stated that he attended the last West Wendover Recreation District meeting where they gave Jamey Christie a new title.

Council Member Briggs admired the schools ability to fill the vacancies in teaching staff that they did.

Chris Melville stated that he has the ballot for the Well Rural Electric Board and would like to get a consensus then will place on the next agenda for finalization. General discussion was had regarding selecting the incumbents due to the experience they have.

Chris Melville explained that there would be a construction meeting on August 29<sup>th</sup> at 9:00 a.m. A quorum notice would be posted if the Council chooses to attend.

Council Members Christie and Carter would be attending the Nevada League of Cities Conference on August 21<sup>st</sup> through August 23<sup>rd</sup>. Mayor Thaut would be attending a Mayors roundtable meeting on August 21<sup>st</sup>. Chris Melville would be attending a CDBG meeting on August 21<sup>st</sup>. All meetings were being held in Fallon Nevada.

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

Council Member Gorum made the motion to approve the claims of August 19, 2008. The motion was seconded by Council Member Carter and passed unanimously.

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

The next meeting date is a regular meeting on September 2, 2008 at 7:00 p.m. at the West Wendover Library, Pilot Peak Room. Council Member Carter made the motion to adjourn at 9:09 p.m. The motion was seconded by Council Member Christie and passed unanimously.

ATTEST:

Anna E. Bartlome  
City Clerk/Records Officer