



CITY OF WEST WENDOVER

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WEST WENDOVER CITY COUNCIL MINUTES OF THE REGULAR MEETING OF AUGUST 5, 2008

The West Wendover City Council met for a regular meeting on August 5, 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: Arieh Copelan, Bryce Kimber, Dixie Melville, Scott Rogers, Jeff Knudtson, Debra Struhsacker, Bob Felder, Mark Stock, Kent Samuelson, Kevin Brennan, Kendra Follett, Ron Supp, Craig Neeley, Jeremy Loncar, Staci Loncar, Aleta Kimber, Claude Fratto, Brenda Flinders, Leon Flinders, Dixie Melville, Tom Coyle, Sandi Gunter, Steve Weinstein, Raul Naranjo, 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.

Mayor Thaut welcomed back Council Member Briggs, who had been absent due to illness.

4. *APPROVAL OF THE MINUTES:

Council Member Christie had some changes to the regular meeting of July 15, 2008.

Under New Business the changes are as follows:

Item c: *"The plan was reviewed through item 8 before going into the public hearing."*

Council Member Christie had some changes to the special meeting of July 15, 2008.

Under Items of Discussion the changes are as follows:

"Chris Melville explained that no sealed bids had been received by the 4:30 p.m. deadline and oral bids could now be taken on each lot separately."

Council Member Christie made the motion to approve the minutes of the regular meeting of July 15, 2008 and the special meeting of July 15, 2008 with the changes as noted above. The motion was seconded by Council Member Rowley II and passed unanimously.

5. PROCLAMATION

National Night Out, August 5, 2008

A night for residents to turn on their outside lights to bring the community together in an effort to prevent crime.

Mayor Thaut read the Proclamation for National Night Out (see attached).

6. PRESENTATION

NewWest Gold USA Inc. (Long Canyon Project, Exploration/Drilling Program, Pequop Mountain Range), Debra Struhsacker

Debra Struhsacker, Bob Felder and Mark Stock gave a presentation regarding the Long Canyon Project. The presentation included where the project was located, some of the exploration up to this point, what current permits they have and what permits they are trying to get, and what steps they are taking and would take to protect Johnson Springs. General discussion was had regarding the exploration/drilling project, what impacts drilling could have on the water source, and some of the various steps that would be taken to protect the water source (including a hydrologic study and installing four monitoring wells).

7. CONSENT CALENDAR

***a. Second Reading and Adoption of Ordinance #2008-03; Consideration and Possible Approval of an Ordinance Providing for the Issuance by the City of West Wendover of Its General Obligation (Limited Tax) Medium-Term Bonds, Series 2008 for Purpose of Acquiring, Construction, Improving, and Equipping a Building Project; Providing Covenants, Agreements and Other Details Concerning the Bonds, the Project and General Tax Proceeds; Ratifying Action Previously Taken and Pertaining to the Foregoing by the City and Its Officers and Employees; and Providing Other Matters Relating Thereto (Public Works Building)**

Mayor Thaut read the above entitled ordinance. Kendra Follett explained that this is for the public works building which had received approval from the Department of Taxation, and was under Old Business on the agenda. Council Member Christie made the motion to adopt Ordinance #2008-03, an ordinance providing for the issuance by the City of West Wendover of its general obligation (limited tax) medium-term bonds, series 2008 for purpose of acquiring, construction, improving, and equipping a building project; providing covenants, agreements and other details concerning the bonds, the project and general tax proceeds; ratifying action previously taken and pertaining to the foregoing by the city and its officers and employees. The motion was seconded by Council Member Gorum and passed unanimously.

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

8. NEW BUSINESS

***a. Discussion and Decision to Approve the Preliminary Site Plan for Rusty Palm Project**

Council Member Christie asked how large the building was going to be. Steve Weinstein stated that the building was 12,000 square feet. Chris Melville explained that the changes have been made from the conceptual plans, and there are more changes to go through before the final approval. Council Member Christie made the motion to approve the preliminary site plan for the Rusty Palm Project. The motion was seconded by Council Member Briggs and passed unanimously.

***b. Discussion and Decision to Approve Exterior Color Pallets and Interior Color Pallets and Treatments for the City Hall Complex**

Jeff Pinegar explained the various interior and exterior colors. The exterior colors would be sunset yellow and calply sandy. Jeff Pinegar went through the paint colors, tiles, carpet and various wood colors. General discussion was had regarding changing one of the wood colors from a darker wood to a wild cherry color. Council Member Christie made the motion to approve the exterior color pallets and interior color pallets as presented with wild cherry as the wood color. The motion was seconded by Council Member Briggs and passed unanimously.

***c. Discussion and Decision with Regard to the City of West Wendover, Twenty Year Waste Water Facility Plan and Approval to Proceed with Phase One Bidding**

Scott Rogers explained the need for upgrading the waste water treatment plant, one reason was that the current plant was reaching capacity and the other was the NDEP saying we either need to line the ponds or take out the nitrates. General discussion was had regarding the project, whether to stay with current process or convert to Membrane Bioreactor, and cost of the project. Council Member Gorum made the motion to approve the City of West Wendover, Twenty Year Waste Water Facility Plan and to proceed with phase one bidding. The motion was seconded by Council Member Christie and passed unanimously.

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

***d. Discussion and Decision to Approve License Agreement Between Southwestco Wireless LP dba Verizon Wireless and the City of West Wendover, Nevada for a Cell Tower and Related Cell Tower Site, Pursuant to BLM Right of Way Grant N-36680 located at 3300 W. Wendover Boulevard**

Chris Melville explained that this is for the lease for the tower that will be a benefit for Verizon as well as the City. Tom Coyle explained that they had reviewed the agreement and where there had been issues they had been resolved. Council Member Christie made the motion to approve the license agreement between Southwestco Wireless LP dba Verizon Wireless and the City of West Wendover, Nevada for a cell tower and related cell tower site, pursuant to BLM Right of Way Grant N-36680 located at 3300 W. Wendover Boulevard. The motion was seconded by Council Member Briggs and passed unanimously.

***e. 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**

Jeremy Loncar stated that he had received a write up at work on May 21, 2008. Tom Coyle explained that there is not a grievance due to it not being filed timely and for that reason the Council should not entertain any action or review of facts. Jeremy Loncar explained that he followed the steps of the contract, had already gone through Chris Melville and going to the Council is the next step. Jeremy Loncar went through the steps he took in the process, including the dates he received letters and wrote his letters. Council Member Gorum made the motion to table this item. The motion died due to a lack of a second. Tom Coyle stated that tabling this item is one option but it leaves issue open, or Council could make a determination there is no grievance and no action can be taken. Council Member Christie stated that Jeremy Loncar needed to go back to the Union and get clarification on if steps where followed. Council Member Christie made the motion to forward this item to the next meeting. The motion was seconded by Council Member Gorum and passed unanimously.

***f. Discussion and Decision to Approve Updates/Revisions to the City of West Wendover Bicycle System Plan**

Chris Melville went through the proposed changes to the bicycle plan which shows the sections that need to be updated due to how the projects are proceeding. Discussion was had regarding doing community education on bike lanes.

Council Member Briggs left at 9:38 p.m.

General discussion was had regarding the plan, including the streets that have bicycle lanes, those that share roadway, making a change to Wendover Boulevard to add bicycle lanes, and applying for an enhancement grant. Council Member Carter made the motion to approve the update/revisions to the City of West Wendover Bicycle System Plan. The motion was seconded by Council Member Rowley II and passed unanimously.

9. OLD BUSINESS

***a. Discussion and Decision to Accept the Written Approval of the Executive Director of the Department of Taxation, State of Nevada, for the Medium Term Obligation to Finance the Purchase of Acquiring, Improving, Constructing, and Equipping a Public Works Building**

Leon Flinders explained that the letter needs to be read into the record. Council Member Christie made the motion to accept the written approval of the Executive Director of the Department of Taxation, State of Nevada, for the medium term obligation to finance the purchase of acquiring, improving, constructing, and equipping a Public Works Building. The motion was seconded by Council Member Carter and passed unanimously.

10. DEPARTMENT UPDATES

Fire Chief – Jeff Knudtson stated that the Council is welcome to go to the new city office site but to let him or Bryce Kimber know first due to the construction going on.

Police Chief – Ron Supp had nothing to add to memo, which stated that Sergeant Wiskerchen has been assigned as the departments Community Outreach and Services Coordinator. The memo further stated that Brad Hillaker has been promoted to sergeant. The computer software has been downloaded and the next step is for supervisor training followed by whole department training. The department responded to the following: 427 calls for service, 21 adult arrests, 21 warrants served, 6 juvenile arrests, 109 citations issued, 24 field interviews, 21 transports and 58 civil papers served.

City Clerk/Records Officer – Anna Bartlome stated that she would be on vacation from August 7th through August 15th.

Chief Financial Officer – Leon Flinders stated that the annual audit would be starting August 7 and 8, and finish up the end of September. There is currently one application for Chief Financial Officer.

Public Works Director – Bryce Kimber had nothing to add to memo, which stated that the Industrial Park and Airport Way have been paved and are open. The water problem on Humboldt Circle has been fixed and the part for the repair at the land tank has been received and should be repaired within the next two weeks. The issue with Clearview Mobile Home Park will be on the next agenda. The memo further stated that Raul Naranjo has kept reuse up and running while making some repairs. The landfill and garbage department is busy. Some fencing would be put up on the Northeast side of the landfill to help stop some of the litter from leaving city property.

City Manager – Chris Melville stated that the major portions of the Industrial Park are completed with some signage that is being worked on. Chris further stated that a pay estimate had been made for Gene L. Jones and the Industrial Park. Chris explained that there will be a construction meeting on the City Hall project every other Friday at 9:00 a.m. until more of the work is completed then it will go to weekly. The footings for the complex are in with the walls being worked on now. Sycamore Way parcel map has been approved tried to file twice but hopefully will have the second parcel map at the next meeting. The surveyor has finished his work and the appraiser will be completing his work on the Charboneau land issue with those easements that were tied into Sycamore Way. The Air Force has approved the procedure for removing explosive ordinance disposal work. Chris stated that there is currently one application for Chief Financial Officer but it does not close until September 3rd. Chris explained the issue with the Ventura property located in the Industrial Park and possibly exchanging that property for other City owned property.

11. COMMUNICATIONS

Council Member Christie would like to pursue eliminating plastic bags in the City for major retailers. Council Member Christie asked if there was a decibel level in the noise ordinance or if we need to establish one. The noise disturbance code does not have a decibel level, but states the following: “Which is operated at such a volume that it could be clearly heard by a person of normal hearing at a distance of fifty feet or greater.”

12. *APPROVAL OF THE CLAIMS:

Council Member Gorum made the motion to approve the claims for August 5, 2008 and the July hand checks. The motion was seconded by Council Member Carter and passed unanimously.

13. *NEXT MEETING DATE AND ADJOURNMENT

The next meeting date is a regular meeting on August 19, 2008 at 7:00 p.m. at the West Wendover Library, Pilot Peak Room. Council Member Carter made the motion to adjourn at 10:15 p.m. The motion was seconded by Council Member Christie and passed unanimously.

ATTEST:

Anna E. Bartlome
City Clerk/Records Officer