



CITY OF WEST WENDOVER

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WEST WENDOVER CITY COUNCIL MINUTES OF THE REGULAR MEETING OF SEPTEMBER 4, 2007

The West Wendover City Council met for a regular meeting on September 4, 2007. The meeting was held at the West Wendover Library, Pilot Peak Room. Mayor Thaut presided.

Council Members Present: Roy Briggs, Emily Carter, Jimmy Carter, Jamey Christie and Johnny Gorum

Others Present: Corinne Copelan, John Hanson, Ron Supp, Maria Luna, Bryce Kimber, Craig Neeley, Jeff Knudtson, Brenda Flinders, Leon Flinders, Cassie Fratto, Claude Fratto, Kerry Robinson, Jose Luna, Maria Luna, Reese Melville, Jeff Pinegar, 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:**
Council Member Christie had some changes to the minutes of August 7, 2007.

Under Presentation the changes are as follows:

Item 1: *"Norm stated that on Silverado Estates Unit No. 1 there are going to be 53 homes and they have commitments for 34."*

"Walt explained that the lots on Silverado Estates Unit No. 2 are larger and a preliminary map should be submitted within the next 30 days."

"Norm Shubert explained that the other projects that have been discussed in the past such as casinos and town homes are still being worked on but it has been difficult getting financing for those."

"Norm stated that at the present they will continue with the residential housing."

"Norm stated that they are currently pursuing the opportunities available immediately."

Item 2: *"Elaine stated that the areas currently being focused on are recruitment, entrepreneurship, business retention and expansion, and workforce development."*

Council Member E. Carter made the motion to approve the minutes of the special meeting of July 24, 2007 and the minutes of the regular meeting of August 7, 2007 with the changes noted above. The motion was seconded by Council Member Gorum and passed unanimously.

5. NEW BUSINESS

***a. Discussion and Decision to Accept Final Plans for Bidding of West Wendover City Hall Project and Other Matters Appropriately Related Thereto**

Jeff Pinegar with VCBO Architects went through the plans for the City Hall Complex. The plans included the site plan, landscaping, and exterior elevations. Jeff explained the layout of the building, which included where each department was located. General discussion was had regarding construction materials, how energy efficient the building would be, and the look of the front entrance.

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

General discussion was had regarding the cost of the building, type of landscaping, seating capacity of the Council Chambers, and difference in bidding the Fire Station as an alternate bid. Council Member Christie made the motion to accept the final plans for bidding of the West Wendover City Hall Project and bid the fire department as part of the plan and not as an alternate bid. The motion was seconded by Council Member J. Carter and passed unanimously.

Mayor Thaut called for a break at 7:56 p.m.

Mayor Thaut called the meeting back to order at 8:06 p.m.

***b. Discussion and Decision to Approve Interlocal Agreement Between City of West Wendover and Elko County Economic Development Authority (ECEDA) and Other Matters Appropriately Related Thereto**

Chris Melville asked that this item be forwarded. Council Member E. Carter made the motion to forward this item. The motion was seconded by Council Member J. Carter and passed unanimously.

***c. Discussion and Decision to Approve Appointive Offices Salary Increase Fiscal Year 2007-2008 per City Code 1-21-1A**

Chris Melville explained that any increase being asked for would be below what the standard employee is receiving when combined with merit pay. Council Member Christie made the motion to approve a 3½ % increase for the appointive offices salary for fiscal year 2007-2008 per City Code 1-21-1A. The motion was seconded by Council Member Briggs and passed unanimously.

6. OLD BUSINESS

***a. Discussion and Decision for Approval or Denial of Liquor License for Night Club 51 / M. Luna**

Ron Supp explained that he had met with the Luna's concerning the license and discussed some contingency plans. Ron stated that the license should come back under Jose Luna and a more in-depth investigation. General discussion was had regarding the background checks, and if the night club is ready to open. Council Member Briggs made a motion to have the license applied for in Jose Luna's name. The motion was seconded by Council Member Gorum and passed unanimously.

7. PUBLIC HEARING

1) **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 **September 4, 2007 at 7:30 p.m.** in the West Wendover Library, Pilot Peak Room, located at 590 Camper Drive.

The purpose of the hearing is to consider a zoning change from Public (P) to C-3 General Commercial District. The property description is a Parcel of Land Located in the Northeast Quarter (NE1/4) of Section 16, Township 33 North, Range 70 East, M.D.B.&M. at the Southwest corner of the Intersection of Wendover Boulevard and Florence Way. A Portion of Land Owned by the City of West Wendover under Patent No. 27-2007-0027 as Filed with the Office of the Elko County Recorder on June 7, 2007, Doc # 574514. Located in West Wendover, Nevada 89883.

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

Chris Melville explained that this is the 3.87 acres that the City is in the process of selling and part of the closing is to change the zoning. The current zoning is Public and the new zoning would be C-3.

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

***Discussion and Decision Regarding Approval or Denial of Proposed Zone Change for Property Described as a Parcel of Land Located in the Northeast Quarter (NE1/4) of Section 16, Township 33 North, Range 70 East, M.D.B.&M. at the Southwest corner of the Intersection of Wendover Boulevard and Florence Way. A Portion of Land Owned by the City of West Wendover under Patent No. 27-2007-0027 as Filed with the Office of the Elko County Recorder on June 7, 2007, Doc # 574514. Located in West Wendover, Nevada 89883 from Public (P) to C-3 General Commercial District.**

Council Member Christie made the motion to approve the proposed zone change for property described as a parcel of land located in the Northeast quarter (NE1/4) of Section 16, Township 33 North, Range 70 East, M.D.B. &M. at the Southwest corner of the intersection of Wendover Boulevard and Florence Way; a portion of land owned by the City of West Wendover under Patent No. 27-2007-0027 as filed with the Office of the Elko County Recorder on June 7, 2007, Doc #574514 from Public (P) to C-3 General Commercial District. The motion was seconded by Council Member Briggs and passed unanimously.

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 **September 4, 2007 at 7:30 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: Glenn Ratliff; 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 ½) feet to three (3) feet, and the minimum rear setback from ten (10) feet to three (3) feet, for the installation of two (2) storage sheds:**

The property description is: Parcel #1, File #290736, as shown on the Official Plat of the City of West Wendover, 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 1797 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 Thaut closed the regular portion of the meeting and opened the public hearing.

Only one comment had been received, which concerned variances in general. Council Member Gorum stated that he had talked to the Fire Chief Jeff Knudtson concerning this variance and believes that he has filed all the necessary paperwork. Council Member Christie explained that there would probably be more variances due to the interpretation of the code. Glenn Ratliff stated that he has gone through all the channels to get the variance and there is not enough room to put the storage shed in.

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

***Discussion and Decision Regarding Proposed Approval or Denial of Variance Located at 1797 Elko Avenue**

Council Member Gorum made the motion to approve the variance located at 1797 Elko Avenue. The motion was seconded by Council Member E. Carter and passed unanimously.

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

8. DEPARTMENT UPDATES

Fire Chief – Jeff Knudtson had nothing to add to memo, which stated that the department has only 12 active members.

Police Chief – Ron Supp had nothing to add to memo, which stated that testing for a Police Officer has been completed and they are currently in the process of giving a conditional offer to one candidate. The department responded to 430 calls for service, made 11 adult arrests, served 8 warrants, made 2 juvenile arrests, served 85 citations, conducted 23 field interviews and served 82 civil papers.

City Clerk/Records Officer – Anna Bartlome stated that she would be on vacation from September 8 thru September 15.

Chief Financial Officer – Nothing.

Public Works Director – Bryce Kimber had nothing to add to memo, which stated that there had been a small leak on Tibbets Boulevard and work on the Three Mile pipeline has begun. The memo further stated that Peck Stripping had striped Florence Way and the Staker & Parson had fixed a valve and manhole cover that had been paved over. The bids for the pavement project along Wendover Boulevard would be opened on September 6th. The new motor and rebuild pump have been installed for the reclaim pump. Mike Lavaka has moved from the Compost to Reuse, and Jesus Salazar has moved from Public Works to the Landscaper.

City Manager – Chris Melville explained that the bid openings for the Wendover Boulevard pavement replacement, Gene L. Jones Way and the industrial park projects would be on September 6th starting at 2:00 p.m. General discussion was had regarding a special meeting on September 10th at 6:30 p.m. The memo stated the bid for the Leppy Hills project would be going out around September 7th for approximately 20 days. The process for the lease on the 6.5 acres for the new Public Works facility has begun. The Wendover Boulevard/Red Garter CDBG project is underway and would be completed in a few months. Plans for an expansion of the Montego Bay and the Rainbow would be brought before the Council in the next few months. Drawings for the relocation/realignment of Wendover Boulevard have been received and are being reviewed. The memo further stated that Chris is awaiting the return of the signed agreement and bond documentation for Silverado Estates Unit No. 1. Once the final plat map for Village One Phase Three is returned from the State then the process will begin in order to sell the lots.

9. COMMUNICATIONS

Council Member Gorum stated that he liked the name logistical park better than industrial park. Chris Melville explained that it was recommended by ECEDA.

Council Member J. Carter stated that there is not a lot going on with the Elko County School District.

Council Member Briggs explained that he had been in Elko and ECEDA has a very visible presence.

Council Member Christie explained that she had attended the Debt Management Committee meeting and both the City's and the REC Districts plans had been accepted.

Mayor Thaut asked who would be attending the Nevada League of Cities conference. It was stated that Council Members Christie, Gorum and J. Carter would be attending the conference, and Council Member E. Carter and Chris Melville would be attending the POWER workshop. Mayor Thaut stated that a letter of resignation had been received from Steve Hanson from Nevada Rural Health Centers. Mayor Thaut stated that a representative from Senator Reid's office would be here on September 10th to discuss health care issues.

10. *APPROVAL OF THE CLAIMS:

Council Member E. Carter made the motion to approve the claims for September 4, 2007, August Hand Checks and July Insurance. The motion was seconded by Council Member J. Carter and passed unanimously.

11. *NEXT MEETING DATE AND ADJOURNMENT

The next meeting date is a special meeting on September 10, 2007 at 6:30 p.m. and a special meeting on September 17, 2007 at 6:30 p.m. both at the West Wendover City Offices, Conference Room. The next regular meeting is on September 18, 2007 at 7:00 p.m. at the West Wendover Library, Pilot Peak Room. Council Member E. Carter made the motion to adjourn at 8:30 p.m. The motion was seconded by Council Member Gorum and passed unanimously.

ATTEST:

Anna E. Bartlome
City Clerk/Records Officer