



## **CITY OF WEST WENDOVER**

P.O. Box 2825 • 1111 N. Gene L. Jones Way • West Wendover, NV 89883  
Office (775) 664-3081 Fax (775) 664-3720

### **WEST WENDOVER CITY COUNCIL MINUTES OF THE REGULAR MEETING OF JANUARY 19, 2010**

The West Wendover City Council met for a regular meeting on January 19, 2010. The meeting was held at the West Wendover City Hall, Council Chambers #137. Mayor Andersen presided.

Council Members Present: Bryant Blake, Roy Briggs, Emily Carter, Johnny Gorum and Alan Rowley II

Others Present: Dixie Melville, Bryce Kimber, Kris Andersen, Colton Smith, Scott Weyland, Tammera Weyland, Devan Keller, Sondra Schmidt, Aleta Kimber, Ron Supp, Jeff Knudtson, Kerry Robinson, Roseanna Robinson, Heidi Lewis, 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 January 5, 2010 and the minutes of the special meeting of January 5, 2010. The motion was seconded by Council Member Carter and passed unanimously.

**5. NEW BUSINESS**

**\*a. Discussion and Decision to Proceed with the Proposed Land Exchange with Anthony and Carol Ventura in Relation to the Industrial Park Property, the Current Police Department Location and a Future City Center Parcel and Other Matters Appropriately Related Thereto**

Chris Melville explained the history of the 1.8 acres where the current Police Department is located in regards to the proposed land exchange with Anthony and Carol Ventura. The timeline is as follows:

- January 18, 2005: City discusses first potential sale of property from the 81 acres. Council Member Miera makes motion with second by Council Member J. Carter to research cost of building various recreation facilities (fields and concession stand) and that the property where the tennis courts, Scobie Park and Police Department being given to the REC District.
- February 1, 2005: Due to the expense of the fields and concession stand Council Member Gunter makes a motion with a second by Council Member J. Carter to deny the previously proposed property sale and facilities.

- May 3, 2005: First bond issue for purchase of 81 acres. (Two bonds are issued, one tax exempt and the other taxable.)
- July 24, 2007: First land sale of 3.87 acres along Wendover Boulevard includes the property where the Fire Station and Court facilities are located.
- September 18, 2007: Council authorizes discussions with REC District on second land sale, which would potentially include property where ball fields located.
- October 2, 2007: City Manager memo to Council regarding discussion with REC District on selling 3.91 acres and what the REC District would receive.
- December 13, 2007: REC District adopts resolution 2007-03 supporting land sale and receives two parcels of property. The REC District receives approximately 4 acres where Scobie Park is located, approximately 2.52 acres where little league field is and a new field complex.
- December 18, 2007: Council adopts resolution 2007-24 regarding the second land sale of 3.91 acres, incorporates REC District resolution 2007-03 and issues deeds for the two parcels of property.
- August 5, 2008: City Manager discusses with Council potential land exchange with Anthony Ventura of industrial park property for property where Police Department is located.
- August 19, 2008: Council authorizes staff to proceed with the necessary preparation of documents and processes for the land exchange with Anthony and Carol Ventura.

Kerry Robinson stated that when Mayor Thaut and Chris Melville came to the REC District meeting to discuss the field exchange interest in the Police Department property was expressed. Kerry stated that the Mayor had given a verbal agreement that something could be worked out for that property. Chris Melville stated that when the land exchange was previously approved by the Council, Mayor Thaut was still the sitting mayor and no verbal agreement was mentioned. Kerry stated that the REC District would like the Police Department property in order to expand. Heidi Lewis explained that the motion by Council Member Miera in January 2005 stated that the REC District would get the Police Department property. Chris read the motion by Council Member Miera, which is as follows: *“Council Member Miera made the motion for Chris Melville to bring back costs for 3 fields (2 upper fields and 1 lower field), 2 concession stands, also the property that Scobie Park, tennis courts and where the Police Station sits being given to the REC. District, with all this being contingent on the firm numbers on cost to the City to build the facilities.”* Chris stated that the agreements were done with what the REC District would receive and cannot say what verbal promises Mayor Thaut had made.

Chris Melville went through the reason for a land exchange with Ventura. In 1993 Beehive Telephone owned property next to Wendover Airport. Beehive Telephone placed some equipment and tractor trailer trucks on this property, which was then in the runway protection zone. The FAA notified the airport that the approach to the runway would have to be moved by about 1,000 feet. A request was brought to West Wendover by the City of Wendover Utah and Wendover Airport to broker a deal with an adjacent land owner (Anthony and Carol Ventura). The City of West Wendover would get property from Mr. Ventura to exchange with Beehive Telephone to move them and provide the property that was Beehive Telephone to the Wendover Airport. The City of West Wendover would provide some land to Mr. Ventura in property that the City would receive from the Air Force. Mr. Ventura had not received that property due to the City still working on the Air Force transaction. After the City acquired the 81 acres a meeting with Mr. Ventura took place with the City offering 5.75 acres in the Industrial Park. Chris explained that the property in the Industrial Park was meant to meet the City's obligation to Mr. Ventura but was not prime commercial land which had been promised. Discussion was had with Mr. Ventura about providing the 1.8 acres of land where the Police Department is located and 2 acres in the future downtown area. That agreement had been approved by the Council in August of 2008. General discussion was had

regarding whether Mr. Ventura plans to develop the property, seeing Scobie Park expand and how much property would be given back to the City by Mr. Ventura (5.75 acres in the Industrial Park).

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

General discussion was had regarding whether to proceed with the land exchange, the value of the property that the REC District had received from the City and what the property appraised for. The current appraisal for the 1.8 acres was \$152,000.00 an acre. Council Member Briggs made the motion to proceed with the proposed land exchange with Anthony and Carol Ventura in relation to the Industrial Park Property, the current Police Department location and a future City center parcel. The motion was seconded by Council Member Rowley II and passed unanimously.

**\*b. Discussion and Decision to Support a Letter of Reconsideration to Nevada Bank & Trust with Regard to the Potential Closing of the West Wendover, Nevada Branch and Other Matters Appropriately Related Thereto**

Chris Melville explained that the letter (see attached) and a community petition would be sent to Nevada Bank & Trust for the reconsideration of the closing of the West Wendover branch. General discussion was had regarding the potential closing of the bank. Council Member Blake made the motion to support a letter of reconsideration to Nevada Bank & Trust with regard to the potential closing of the West Wendover, Nevada branch. The motion was seconded by Council Member Briggs and passed unanimously.

**6. PUBLIC HEARING**

**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 **January 19, 2010 at 7:30 p.m.** in the West Wendover City Hall, Council Chambers #137, located at 1111 N. Gene L. Jones Way. The purpose of this hearing is to consider a variance.

**DESCRIPTION:**

**Variance: Sigfredo Luna; property located in a Residential (R-1) Zone.**

- 1) To adjust the minimum rear yard setback on the southern property line from ten (10) feet to three (3) foot, to allow for the construction and placement of a storage shed:**

**The property description is: Lot #1, Laguna Ten, 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 a Portion of Section 17, Township 33 North, Range 70 East, M.D.B. & M., Elko County, Nevada. Located at 2481 Tibbets Boulevard, 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.

Chris Melville explained that property owner to the west had no opposition to the variance. Sigfredo Luna stated that he was trying to place the shed so there would be no problems. Council Member Rowley II asked why the City stayed with three foot variances. It was

explained that easements run along property lines and need to have at least the three feet clearance.

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 2481 Tibbets Boulevard**

Council Member Blake made the motion to approve the variance to adjust the minimum rear yard setback on the southern property line from ten (10) feet to three (3) feet to allow for the construction and placement of a storage shed located at 2481 Tibbets Boulevard. The motion was seconded by Council Member Carter and passed unanimously.

**7. COMMUNICATIONS**

Council Member Gorum explained that signs stating the clinic hours of operation would be going up on the kiosks.

Sondra Schmidt explained that the City received a letter from the State of Nevada accepting the audit. Sondra stated that budget meetings would be March 29-31, 2010.

Ron Supp stated that the radio equipment is being installed with a potential move in date of February 10<sup>th</sup>.

Chris Melville stated that evaluations for Jeff Knudtson and himself would be February 9<sup>th</sup> at 5:30 p.m.

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

Council Member Gorum made the motion to approve the claims for January 19, 2010 and the December hand checks. The motion was seconded by Council Member Carter and passed unanimously.

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

The next meeting date is a regular meeting on February 2, 2010 at 7:00 p.m. at the West Wendover City Hall, Council Chambers #137. Council Member Carter made the motion to adjourn at 8:05 p.m. The motion was seconded by Council Member Briggs and passed unanimously.

ATTEST:

Anna E. Bartlome  
City Clerk/Records Officer



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January 19, 2010

Board of Directors  
Nevada Bank & Trust  
Attn: Gordon Wadsworth, President  
P.O. Box 807  
Caliente, Nevada 89008

**Subject: Closing of West Wendover Branch, Nevada Bank & Trust**

Dear Mr. Wadsworth:

On behalf of the Governing Board of the City of West Wendover, Nevada, I am writing to request the Board of Directors reconsider the recent decision to close the West Wendover Branch of Nevada Bank and Trust.

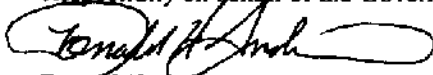
For nearly thirty years, NB&T has played an important and vital role in the development and growth of the City of West Wendover. During this time, we have grown from just over 1,000 residents to well over 5,000 residents with NB&T as an important partner. In fact, if not mistaken, NB&T was the first bank to be located in West Wendover bringing consumer choice and new employment to the community.

You must realize that the decision you have made will have a dramatic and negative impact on our community and its nearly 7,000 total residents (West Wendover and Wendover) in addition to the many businesses, which have been your customers through these years. Additionally your decision will result in job losses and will compound the problem associated with the reduction in the number of banking institutions in our community given the closing of the Wendover, Utah, Key Bank branch in November of 2009. With the closure of NB&T, the community will have but one bank and one credit union. This will lead to less competition and as a result less consumer choice and value for our residents and businesses.

We believe that the requirements per State Regulators that prompted NB&T to surrender the City of West Wendover as a customer has had a negative impact not just with the local branch but with your company on whole and may have played a role in your decision. Certainly you must know the action was not by choice. If not for the requirement, the City would continue to be a loyal customer today.

There is the realization that there are many variables that must be weighed in order to reach a decision to close a branch. We would respectfully request that this decision be re-evaluated in light of the impact it will have on the community as a whole. We as a city have a bright and prosperous future ahead and we would like Nevada Bank & Trust to continue to be a part of it.

Respectfully on behalf of the Governing Board,

  
Donald H. Andersen  
Mayor

cc: Board Members NB&T