WEST WENDOVER CITY COUNCIL, MINUTES OF THE REGULAR MEETING OF MAY 15, 2018

1. CALL TO ORDER AND ROLL CALL

<table>
<thead>
<tr>
<th>Attendee Name</th>
<th>Title</th>
<th>Status</th>
<th>Arrived</th>
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</thead>
<tbody>
<tr>
<td>Jerry Anderson</td>
<td>Councilman</td>
<td>Present</td>
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<tr>
<td>Nick Flores</td>
<td>Councilman</td>
<td>Present</td>
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<tr>
<td>Izzy Gutierrez</td>
<td>Councilman</td>
<td>Present</td>
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<td>John B. Hanson</td>
<td>Councilman</td>
<td>Present</td>
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<tr>
<td>Jasie Holm</td>
<td>Councilwoman</td>
<td>Present</td>
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<tr>
<td>Daniel J. Corona</td>
<td>Mayor</td>
<td>Absent</td>
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<tr>
<td>Bryce Kimber</td>
<td>Public Works Director</td>
<td>Present</td>
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<tr>
<td>Burdel Welsh</td>
<td>Police Chief</td>
<td>Present</td>
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<tr>
<td>Chris Melville</td>
<td>City Manager</td>
<td>Present</td>
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<tr>
<td>Jeff Knudtson</td>
<td>Fire Chief</td>
<td>Present</td>
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<tr>
<td>Michelle Giovo</td>
<td>Chief Financial Officer</td>
<td>Present</td>
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<tr>
<td>Anna Bartlome</td>
<td>City Clerk/Records Officer</td>
<td>Present</td>
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Others Present: Corinne Copelan, Kathy Durham and Jeff Durham

Mayor Pro-tem Anderson called the meeting to order at 7:00 p.m. in the West Wendover City Hall, Council Chambers #137. All those present and excused are noted above.

2. PLEDGE OF ALLEGIANCE

Mayor Pro-tem Anderson led those present in the Pledge of Allegiance.

3. COMMENTS FROM THE GENERAL PUBLIC

Jeff Durham stated that he does not think that the residential land sale meets the NRS 268.063 requirements because nothing describes economic development. Jeff further stated that you need to show how these homes meet economic development. Jeff stated that the law is very specific and if it does not meet the requirements could be very bad. Jeff stated that this sale is bad for the City and the citizens. Jeff stated that if it supporting new workers coming in it should target the median income of $45,000.00.

4. APPROVAL OF THE MINUTES (For Possible Action)

a. City Council - Regular Meeting - Apr 17, 2018 7:00 PM Accepted

Council Member Holm made the motion to approve the minutes of the regular meeting of April 17, 2018. The motion was seconded by Council Member Gutierrez and passed unanimously.

5. CONSENT CALENDAR

“The City of West Wendover is an equal opportunity provider.”
a. Discussion and Decision to Adopt Resolution #2018-02, A Resolution Finding That it is in the Best Interests of the City to Dispose of Certain Real Property/Housing Lots Without Offering the Property to the Public and for the Agreed Upon Sale Price for the Purpose of Economic Development as Provided for Under Nevada Revised Statutes 268.063 (For Possible Action)

Report By City Manager
Review/Comment/Action: City Council

Chris Melville stated that based on the decision at the May 1st meeting Resolution #2018-02 allows the City to enter into the contract for the sale of the 14 residential housing lots.

Council Member Hanson made a motion to adopt Resolution #2018-02, a resolution finding that it is in the best interests of the City to dispose of certain real property/housing lots without offering the property to the public and for the agreed upon sale price for the purpose of economic development as provided under Nevada Revised Statutes 268.063. The motion was seconded by Council Member Flores and passed; Council Members Gutierrez and Holm voted nay.

6. NEW BUSINESS

a. Discussion and Decision to Approve the Proposed Contract of Purchase and Sale for Housing Lots Between the City of West Wendover and Silver Zone Construction, LLC, a Nevada Limited Liability Company for Purposes of Economic Development Under the Provisions of Nevada Revised Statutes 268.063, Regarding the Fourteen Housing Lots Owned by the City Generally Located at the Intersection of Tibbets Boulevard and Fairway View Drive and Authorize the Mayor to Execute Such Contract and Other Matters Appropriately Related Thereto (For Possible Action)

Report By City Manager
Review/Comment/Action: City Council

Chris Melville stated that this was the contract for the sale of the 14 residential housing lots to Silver Zone Construction, LLC.

Council Member Holm stated that she does support the project and growth but not in favor of the way there was no negotiating. Council Member Hanson stated that he has seen many proposals with answers to our housing problems but nothing has happened. Council Member Hanson stated that this Silver Zone Construction has already built three houses in Wendover Utah and has a plan. Council Member Hanson stated that new businesses are coming to the City and there are not many places available for people to live. Council Member Hanson stated that it is a discounted rate but feels it will get something going with the housing. Council Member Holm stated that she is behind the project but negotiation should have happened. Council Member Gutierrez stated that he also supports the project but should have negotiated the price. Council Member Gutierrez stated that we will work with them to get some housing going. Council Member Hanson stated that there are not many times the Council disagrees but we are still able to get stuff done and he will not hold it against anyone if they do not hold it against him.
Council Member Flores made the motion to approve the proposed contract of purchase and sale for housing lots between the City of West Wendover and Silver Zone Construction, LLC, a Nevada Limited Liability Company for purposes of economic development under the provisions of Nevada Revised Statutes 268.063, regarding the fourteen housing lots owned by the City generally located at the intersection of Tibbets Boulevard and Fairway View Drive and authorize the Mayor to execute such contract. The motion was seconded by Council Member Hanson and passed; Council Member Gutierrez and Holm voted nay.

b. Discussion and Decision to Approve the Memorandum of Understanding (MOU) Between the City of West Wendover and Nevada Health Centers, Inc. (NHC), a Nevada Non-Profit Corporation Regarding NHC Providing a Licensed Physician to Serve as a Medical Director for the West Wendover Fire Department for Purchasing Medical Products/Supplies Determined as Necessary for the Fire Department to Carry Out Its Role as a First Responder to Medical Emergencies and Other Matters Appropriately Related Thereto (For Possible Action)

Report By City Manager

Review/Comment/Action: City Council

Chris Melville stated that there was an issue that had recently came up with some new regulations which requires a medical director to be over the purchasing of supplies. The supplies are used by the Fire Department in their responding to medical calls. Chris stated that Nevada Health Centers, Inc. (NHC) has agreed to the MOU which will cover the medical director under the City's general liability insurance. Chris stated that the POOL/PACT is making modifications to the liability insurance for other cities that will have this issue.

Council Member Gutierrez disclosed that he works for Nevada Health Centers but will not profit from this item.

Council Member Hanson made the motion to approve the Memorandum of Understanding (MOU) between the City of West Wendover and Nevada Health Centers, Inc. (NHC), a Nevada non-profit corporation regarding NHC providing a licensed physician to serve as a medical director for the West Wendover Fire Department for purchasing medical productssupplies determined as necessary for the Fire Department to carry out its role as a first responder to medical emergencies. The motion was seconded by Council Member Holm and passed unanimously.

7. DEPARTMENT REPORTS

1. Youth City Council

Kathy Durham stated that the Youth Council for the year is probably about finished. Kathy stated that they will be having a meeting with new students that are interested in applying and being a part of the Youth Council.

Council Member Gutierrez thanked the Youth City Council and Kathy Durham for her hard work. Council Member Anderson stated that it is a great program and would like to keep it going.
2. Fire Chief

Jeff Knudtson thanked the Council for approving the MOU with Nevada Health Centers as it was very limited on what the Fire Department could purchase on their own.

3. Police Chief

Burdel Welsh stated that today (May 15th) is Police Officers Memorial Day. Burdel stated that he would be attending the Axon conference June 5-7, 2018 which covers the cloud based evidence storage.

4. City Clerk/Records Officer

Anna Bartlome had nothing to report.

5. Chief Financial Officer

Michelle Giovo reminded everyone of the Special City Council meeting on May 22, 2018 and she is just waiting to receive the letter of compliance from the Nevada Department of Taxation.

6. Public Works Director

Bryce Kimber stated that he would be on vacation the week of Memorial Day.

7. City Manager

Chris Melville stated that he would be making the CDBG presentation May 30-31, 2018. Chris stated that the Newmont working group (includes members of Wendover Utah and West Wendover Nevada) had a follow-up meeting with Newmont to regarding their Phase 2 project. Chris stated that they had gone through some of their identified environmental alternatives and protection measures as part of discussion. Chris stated that Newmont will be holding the public comment community meetings in June.

8. COMMUNICATIONS

Reports by Elected Officials

Council Member Holm stated a great job on everyone who participated with the Cinco de Mayo celebration. Council Member Holm stated that she had met with Police Chief Welsh, Lieutenant Lininger and Animal Control Officer Peterson about some of the pet/animal issues discussed at the previous Council meeting.

Council Member Flores thanked all those that helped out with the Cinco de Mayo event. Council Member Flores thanked Kathy Durham for coordinating the students to help with the Cinco de Mayo event; the 10th grade class helped cleanup all day to raise funds for their prom. Council Member Flores hoped they could get students to be a part of the Youth City Council as he thinks it is a great program.

Council Member Gutierrez thanked the Department Heads and he did know it was Police Officers week. Council Member Gutierrez stated that Mr. Lee is interested in donating back to the community.

Council Member Hanson thanked everyone for their work with the Cinco de Mayo event.
Council Member Hanson stated that Mr. Lee celebrated 6 months in business in the community and that he felt very fortunate to be a part of the community.

Council Member Anderson thanked those for their hard work with the Cinco de Mayo event. Council Member Anderson thanked Kathy Durham for her involvement and work with the students. Council Member Anderson stated that his house was the 4th house built on the golf course and he proudly built a nice home. Council Member Anderson stated that he has seen many promotions come and go with some homes not built to his standard. Council Member Anderson stated that by going ahead with the residential housing lots sale we will lose at the front of the project but the homes should be better built than some previous builders have done.

Council Member Hanson stated that he had been living in an apartment when he decided to build his home but he just moved forward as you have to have a lot of faith. Council Member Hanson felt that the residential housing lots sale is a good decision.

9. APPROVAL OF THE CLAIMS
   a. Claims for May 15, 2018 (For Possible Action)
   b. April 2018 Hand Checks/EFT (For Possible Action)
   c. April 2018 Insurance (For Possible Action)
   Council Member Holm made the motion to approve the claims for May 15, 2018, April hand checks/EFT and April insurance. The motion was seconded by Council Member Gutierrez and passed unanimously.

10. COMMENTS FROM THE GENERAL PUBLIC
    Corinne Copelan asked when the clinic would have a licensed physician. Council Member Gutierrez stated that there is a doctor that comes out once a month. Corinne asked if there was a plan on getting a physician for good. Council Member Gutierrez stated that he cannot speak on behalf of Nevada Health Centers.

    Mike Katsonis stated that there will be a candidate night on May 16th at the Spring Creek High School for some candidates in Elko County. Mike stated that having Silver Zone Construction work on the houses may lose some money up front but will get it back.

11. NEXT MEETING DATE AND ADJOURNMENT
    a. Motion to: Adjournment (For Possible Action) Adopted

    The next meeting date is a special meeting on May 22, 2018 at 7:00 p.m. in the West Wendover City Hall, Council Chambers #137. The next regular meeting date is June 5, 2018 at 7:00 p.m. in the West Wendover City Hall, Council Chambers #137. Council Member Gutierrez made the motion to adjourn at 7:35 p.m. The motion was seconded by Council Member Hanson and passed unanimously.

    ATTEST:
Anna E. Bartlome  
City Clerk/Records Officer