WEST WENDOVER CITY COUNCIL, MINUTES OF THE
REGULAR MEETING OF JANUARY 15, 2019

1. CALL TO ORDER AND ROLL CALL

<table>
<thead>
<tr>
<th>Attendee Name</th>
<th>Title</th>
<th>Status</th>
<th>Arrived</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jerry Anderson</td>
<td>Councilman</td>
<td>Present</td>
<td></td>
</tr>
<tr>
<td>Kathy Durham</td>
<td>Councilwoman</td>
<td>Present</td>
<td></td>
</tr>
<tr>
<td>Nick Flores</td>
<td>Councilman</td>
<td>Present</td>
<td></td>
</tr>
<tr>
<td>Izzy Gutierrez</td>
<td>Councilman</td>
<td>Present</td>
<td></td>
</tr>
<tr>
<td>Jasie Holm</td>
<td>Councilwoman</td>
<td>Present</td>
<td></td>
</tr>
<tr>
<td>Daniel J. Corona</td>
<td>Mayor</td>
<td>Present</td>
<td></td>
</tr>
<tr>
<td>Bryce Kimber</td>
<td>Public Works Director</td>
<td>Present</td>
<td></td>
</tr>
<tr>
<td>Cal Kunz</td>
<td>Chief of Police</td>
<td>Present</td>
<td></td>
</tr>
<tr>
<td>Chris Melville</td>
<td>City Manager</td>
<td>Present</td>
<td></td>
</tr>
<tr>
<td>Debbie Sanchez</td>
<td>Chief Financial Officer</td>
<td>Present</td>
<td></td>
</tr>
<tr>
<td>Jeff Knudtson</td>
<td>Fire Chief</td>
<td>Present</td>
<td></td>
</tr>
<tr>
<td>Anna Bartlome</td>
<td>City Clerk/Records Officer</td>
<td>Present</td>
<td></td>
</tr>
</tbody>
</table>

Others Present: Nancy Green, Jenera Healy, Joseph Shayl, Corinne Copelan, Emily Carter, Jared Carter, Gunner Carter, Sonny Longson and Donald Lininger

Mayor Corona 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 Corona led those present in the Pledge of Allegiance.

3. COMMENTS FROM THE GENERAL PUBLIC

None offered or received.

4. APPROVAL OF THE MINUTES (For Possible Action)

a. City Council - Regular Meeting - Jan 2, 2019 7:00 PM

Accepted

Council Member Flores made the motion to approve the minutes of the regular meeting of January 2, 2019. The motion was seconded by Council Member Anderson and passed unanimously.

5. PRESENTATION

a. Swearing In of the Chief Financial Officer

Mayor Corona swore in Debbie Sanchez as the Chief Financial Officer.
b. **Swearing In of the Chief of Police**

Anna Bartlome swore in Cal Kunz as the Chief of Police.

6. **NEW BUSINESS**

a. **Discussion Concerning the Overview of and or Repeal or Modification of City Code 3-5-D(2) (Ordinance 2006-04) Relating to Rural Resort Hotel Requirements and the Issuance of Unrestricted Gaming Licenses in the City of West Wendover and Other Matters Appropriately Related Thereto**

Report By City Manager

Review/Comment: City Council

Chris Melville explained that he has provided the memo and background information on when the ordinance was originally adopted and discussion regarding the ordinance at that time. Chris stated that this was intended for the Council to have discussion and if it needs to be placed on a future agenda for a decision to let him know.

Council Member Gutierrez stated that he had someone approach him on where the Council stood on this ordinance as there are people against this ordinance. Council Member Gutierrez stated that he was asked by Steve Perry if the resort ordinance could be brought before the Council and discussed on whether to modify it or get rid of it. Council Member Gutierrez stated that he asked it to be on the agenda so it is an open forum and can get all sides to see where we stand.

Council Member Flores declared that he works for the Peppermill Corporation but will not benefit from this item. Council Member Flores stated that we should be cautious of changing as he does not know what kind of precedent it would set. Council Member Flores stated that the Council that put this ordinance in place was trying to have West Wendover be a destination location and if we change this ordinance would we still have that type of feel. Council Member Flores stated that he has not seen any interest in casino building in the last few decades. Council Member Flores stated that he would have no problem looking at this ordinance if we had someone come in that was well vested and serious about building.

Council Member Durham stated that prior to the election she had been more open to possibly changing this ordinance due to the information she had at the time but given the information provided on how the ordinance came to be adopted she is not. Council Member Durham stated that once an exception is made can we enforce the exception. Council Member Durham stated that it comes down to who do we want to be as a City. Council Member Durham stated that in reading the information she was struck by two phrases those being that facilities that only offer slots are like warehouse locations and they can cannibalize other facilities. Council Member Durham stated that she likes that West Wendover will be a destination resort and we offer more than just gambling. Council Member Durham stated that she thinks we have enough casinos here and would like to see some hotels that are not a part of casinos. Council Member Durham stated that it is difficult to strike a balance between large and small businesses; we don't want the small businesses to drain the
large businesses and we don't want big business to monopolize and make it impossible for the small businesses. Council Member Durham stated that with this ordinance who stands the most to lose and who is going to offer more to the City. Council Member Durham stated that as representatives we need to encourage business but they also need to be good for the community; are they going to provide good paying jobs or are they going to exploit the community.

Council Member Holm stated that she has talked to people about the 150 room rule and there has not been a compelling business that has come up and presented something. Council Member Holm stated she knows the current casinos built their hotels in phases and she would be open to having phases but no one has come and presented that to the Council. Council Member Holm stated that just to change the ordinance it would cost the City money for what reason as no business has presented a plan to the City. Council Member Holm stated that Steve Perry has mentioned changing it but has not presented anything to the Council so she does not know if he just does not like the ordinance or if he has some future plan.

Council Member Anderson stated that he does not think it is beneficial to change the ordinance as it was studied and well looked into at the time. Council Member Anderson stated that there is a good reason to not open up unrestricted gaming licenses to people who do not have funding and don't really have a plan to come in and benefit the City. Council Member Anderson stated that he is open to business but does not feel that changing the ordinance in the long term is good for the City.

Mayor Corona read the title and summary of Ordinance #2006-04, which is the "Gaming Under Nonrestricted Gaming Licenses". The ordinance sets regulations for nonrestricted gaming establishments including number of hotel rooms, restaurants and bars. Mayor Corona stated that the section being discussed was City Code 3-5D(2) which is the number of rooms (150), bars (1 with permanent seating for 15) and restaurants (1 with seating capacity for more than 100 patrons and is open 24 hours a day 7 days a week) required for a nonrestricted gaming location.

Mayor Corona stated that the ordinance was originally discussed in 2005 and adopted in 2006 with the 150 room requirement. Mayor Corona stated that when the Rusty Palm was built the owner/developer was aware of the 150 room requirement but tried to get the regulation changed after he had begun building. The owner/developer came to the Council to ask for the regulation to be changed but was denied. The owner/developer stated that would apply for a restricted gaming license and be open in 3 to 4 months. Mayor Corona stated that we know that never happened as the Rusty Palm has never been open. Mayor Corona stated that he has not seen any proposal from a business who is saying this ordinance is keeping them out of the community. Mayor Corona stated that if it was important to someone they would want to prove that they are going to make an investment in the community and come before the Council as a whole and submit a plan. Mayor Corona stated that he does not like the way that this has come up as he feels it has not been transparent as it
should be. If we are going to change an ordinance it should be for a reason and not just because with no plan. Mayor Corona stated that the current casinos have invested millions in the community and if we are going to change something needs to be something that will benefit the community.

Council Member Holm asked if there had been any other business besides Dotty's Casinos that has tried to come in that the ordinance has restricted. Chris stated that no Dotty's has been the only business that has spoken to him regarding a nonrestricted gaming location and they only have slots and a bar (no restaurant or hotel rooms).

Council Member Durham stated that she is open to discussion but where is the person that wants to open business as she wants to hear from them. Council Member Gutierrez agrees there should be transparency but he sits on the fence regarding this issue. Council Member Gutierrez would like to give the opportunity that every other casino in this town got as none of them started with 150 rooms. Council Member Gutierrez stated that we need to be open minded and have them come and approach the Council with their project. Council Member Holm stated that is what they have been saying is that they are willing to listen to potential projects and maybe change the ordinance but they have not even seen a plan and without that it is hard to think about making a change to the ordinance. Council Member Durham stated they should show us a plan so they can see what they would be working with. Chris Melville stated that the Council needs to be careful stating that if someone does something in regards to this ordinance they would be willing to do or allow something not in the code. Chris stated that they would need to make a change to the ordinance overall and not make promises to each entity. Council Member Gutierrez stated that he did want to get it out to the public and let everyone know we are open minded to change but have a plan before ordinances are changed.

John Hanson stated that he has been a part of the development standards committee for Phase IV and they have rules they follow in the building standards and businesses also have to be built with requirements. John stated that he does not have a problem doing stuff to code as long as everyone else is required to also follow same rules. John stated that nothing has been mentioned about the benefit of hotel rooms as room tax is paid to the West Wendover Recreation District to help with the recreation facilities in the City.

Corinne Copelan wanted to remind all the new people that none of the current casinos would be here if the ordinance was in place when they built as none of them had hotel rooms or 150 rooms.

Joseph Shayl stated that he is the one who had talked to Steve Perry about the possibility of this ordinance being changed since it had been mentioned after the election. Joseph stated that Steve does not have a current plan to build anything other
than what has already been presented to the Council. Joseph stated that when the
Rusty Palm was initially built there had been talk about it being a megaplex but could
not get financing. Joseph stated that the Pilot Casino does not have 150 rooms so
they must have been grandfathered in. Joseph stated that the people he had talked to
thought the ordinance came about at the time of the Rusty Palm to stop them. Chris
Melville stated that this ordinance was not adopted to stop the Rusty Palm as it had
been in place several years before Rusty Palm started their project and the developer
was aware of the restrictions when they started the project.

Council Member Gutierrez thanked everyone for their comments and if anyone has
an idea to let him know and he will bring it up.

7. DEPARTMENT REPORTS

1. Fire Chief
Jeff Knudtson welcomed the new Chief of Police Cal Kunz and Chief Financial Officer Debbie
Sanchez to the City.

2. Police Chief
Cal Kunz had nothing to report.

3. City Clerk/Records Officer
Anna Bartlome had nothing to report.

4. Chief Financial Officer
Debbie Sanchez stated that she had meet with the staff and also had a meeting with Michelle
Giovo.

5. Public Works Director
Bryce Kimber had nothing to report.

6. City Manager
Chris Melville stated that budget meeting would be scheduled for March 26th and 27th at 6:00
p.m. Chris stated that he would be on vacation starting on January 28th thru February 12th but
has already coordinated agenda items for the next meeting.

8. COMMUNICATIONS

Reports by Elected Officials
Council Member Holm welcomed Cal Kunz and Debbie Sanchez to the City; and she wanted
to thank Michelle Giovo for helping out all this time. Council Member Holm stated that the
WendRover Pet Group received a grant for $20,500.00 from Maddie's Pet Project. Council
Member Holm thanked everyone who came out and gave input regarding the resort
ordinance.

Council Member Anderson welcomed Cal Kunz and Debbie Sanchez to the City and he
thinks they will be a great asset to the City. Council Member Anderson stated that he hopes
the fog lifts so we can enjoy the vistas. Council Member Anderson stated that he appreciates
the Department Heads and all the work they do. Council Member Anderson thanked all
those who came to the meeting and giving their input.
Council Member Flores welcomed Cal Kunz and Debbie Sanchez to the City. Council Member Flores thanked everyone in attendance and for all their input. Council Member Flores thanked the Department Heads for a job well done.

Council Member Gutierrez welcomed Cal Kunz and Debbie Sanchez to the City. Council Member Gutierrez stated that he had attended the inauguration of the Nevada Governor and there was some discussion about giving the preschool a grant. Council Member Gutierrez stated that the State Representatives are looking at a bill for post-traumatic stress that would be covered by workers compensation. Council Member Gutierrez stated that he has been asked about the bus/shuttle system that used to operate in the City; he asked if he could get information on how it ran and why it ended. Chris Melville stated that the bus/shuttle system was something the community appreciated especially those with limited access. Chris stated that the bus service was funded by a NDOT grant which was the main source but the grant was never a stable source of funding. The funding for the system was anywhere from $250,000.00 to $300,000.00 a year which the City had to cover. The grant funding got so far behind that the City had to eventually cut ties with the service.

Council Member Durham thanked everyone who came to the meeting and spoke as she appreciates hearing everyone’s opinions. Council Member Durham welcomed Cal Kunz and Debbie Sanchez; she also thanked Michelle Giovo and Lieutenant Lininger for filling in during the interim. Council Member Durham stated that when they tried to start the Civics Club at the school no one showed up but when they renamed it the We Do Stuff Club they had lots of people show up. Council Member Durham stated that the club will be doing some service projects and Tuesdays will be support your local business night. Council Member Durham stated that on Thursday they would be doing a board game night at the school and they are inviting the community.

Mayor Corona welcomed Cal Kunz and Debbie Sanchez to the City, and thanked Michelle Giovo and Lieutenant Lininger for filling in during the interim. Mayor Corona stated that he had attended the induration of the new elected Nevada Officials and did discuss with some of them about the potential DMV bill. Mayor Corona stated that he would be attending a meeting of the Nevada Senate Finance Committee in which funding for the DMV bill would be discussed. Mayor Corona stated that he is trying to get a meeting with Governor Sisolak and his Chief of Staff to discuss the DMV bill and get their support. Mayor Corona stated that he had also attended an Aging Commission meeting and there is a need for senior services here in the community. Mayor Corona stated that there are grant funds available for senior services that go unclaimed or not applied for because people do not know about them. Mayor Corona thanked everyone for attending the meeting and discussing the resort ordinance which when first brought up he was for changing but did more research on the issue and is not in support of changing. Mayor Corona declared that he works for Wendover Nugget but will not benefit from item 6a above.
After Approval of the Claims and Comments from the General Public Mayor Corona added additional items to his comments.

Mayor Corona stated that the President of the Nevada League of Cities was just appointed to serve on the Governors Cabinet and is stepping down. Mayor Corona stated that he was the Vice President of the Nevada League of Cities so it will now move him to serve as the President of the Nevada League of Cities this year. Mayor Corona stated that he will not be present at the next meeting on February 5th.

9.  APPROVAL OF THE CLAIMS
   a.  Claims for January 15, 2019 (For Possible Action)
   b.  December 2018 Hand Checks/EFT (For Possible Action)
   c.  December 2018 Insurance (For Possible Action)

   Council Member Holm made the motion to approve the claims of January 15, 2019, December 2018 Hand Checks/EFT and December 2018 Insurance. The motion was seconded by Council Member Gutierrez and passed unanimously.

10. COMMENTS FROM THE GENERAL PUBLIC
    None offered or received.

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

    The next meeting date is a regular meeting on February 5, 2019 at 7:00 p.m. in the West Wendover City Hall, Council Chambers #137. Council Member Gutierrez made the motion to adjourn at 8:03 p.m. The motion was seconded by Council Member Anderson and passed unanimously.

ATTEST:

Anna E. Bartlome
City Clerk/Records Officer