



GARDNERVILLE TOWN BOARD

Meeting Agenda

Lloyd Higuera, Chairman
Mary Wenner, Vice Chairwoman
Cassandra Jones, Board Member
Ken Miller, Board Member
Linda Slater, Board Member

1407 Highway 395 N.
Gardnerville, Nevada 89410
(p)775-782-7134 (f): 775-782-7135
www.gardnerville-nv.gov

Contact: Carol Louthan, Office Manager
Senior for any questions or additional
information. You may also view the
board packet online at the town's website.

Tuesday, February 3, 2015

4:30 p.m.

Gardnerville Town Hall

MISSION STATEMENT

"The Town of Gardnerville provides high quality services based on community needs in a cost effective and efficient manner. We will strive to protect the community's quality of life while proactively preparing for the future. We will be accessible and fully accountable to our community."

Copies of the finalized agenda are posted at the following locations prior to meeting day in accordance with NRS Chapter 241: Gardnerville Town Offices, Gardnerville Post Office, Carson Valley Chamber of Commerce and Visitors Authority and the Douglas County 8th Street Historic Courthouse. The agenda is also posted on the Internet at www.gardnerville-nv.gov. All items shall include discussion and possible action to approve, modify, deny, or continue.

Notice to Persons with Disabilities: Members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify the Gardnerville Town Offices in writing at 1407 Highway 395, Gardnerville NV 89410, or by calling (775) 782-7134 at least 24 hours in advance.

Notice regarding NRS 237: The Gardnerville Town Board has adopted a Standard Policy No. 7, which contains a motion regarding Business Impact Statements. When the Town Board approves its agenda, it also approves a motion which includes ratification of staff action taken pursuant to NRS 237-030 et seq. with respect to items on the agenda, and determines that each Rule which is on the agenda for which a BIS has been prepared does impose a direct and significant economic burden on a business or directly restricts the formation, operation or expansion of a business, and each Rule which is on the agenda for which a BIS has not been prepared does not impose a direct and significant economic impact on a business or directly restrict the formation, operation or expansion of a business.

Notice: Items on the agenda may be taken out of order; the Gardnerville Town Board may combine two or more agenda items for consideration; and the Gardnerville Town Board may remove an item from the agenda or delay discussion relating to an item on the agenda at any time.

INVOCATION – Father Paul

4:30 P.M. Call to Order and Determination of a Quorum

PLEDGE OF ALLEGIANCE – Cassandra Jones

FOR POSSIBLE ACTION: APPROVAL OF AGENDA, with public comment prior to Board action.

The Gardnerville Town Board reserves the right to take items in a different order to accomplish business in the most efficient manner.

FOR POSSIBLE ACTION: APPROVAL OF PREVIOUS MINUTES:

January 6, 2015 Regular Board meeting, with public comment prior to Board action.

PUBLIC INTEREST COMMENTS (No Action)

This portion of the meeting is open to the public to speak on any topic not on the agenda and must be limited to 3 minutes. The Gardnerville Town Board is prohibited by law from taking immediate action on issues raised by the public that are not listed on the agenda.

CONSENT CALENDAR FOR POSSIBLE ACTION

Items appearing on the Consent Calendar are items that may be adopted with one motion **after public comment**. Consent items may be pulled at the request of Town Board members wishing to have an item or items discussed further. When items are pulled for discussion, they will be automatically placed at the beginning of the Administrative Agenda.

1. For Possible Action: Correspondence
2. For Possible Action: Health and Sanitation & Public Works Departments Monthly Report of activities
3. For Possible Action: Approve January 2015 claims
4. For Possible Action: Approve appointment of Linda Dibble to the Main Street Board of Directors.

ADMINISTRATIVE AGENDA

(Any agenda items pulled from the Consent Calendar will be heard at this point)



GARDNERVILLE TOWN BOARD MEETING AGENDA – CONT'D

5. **For Possible Action:** Discussion to accept a report of tortious conduct claims per NRS 41.0385, with public comment prior to Board action. (approx. 5 minutes).
6. **Not for Possible Action:** Discussion on the Main Street Program Manager's Monthly Report of activities for January 2015.
7. **For Possible Action:** Request from Carson Valley Visitors Authority to sponsor the 2015 Rural Round up tourism conference on April 15-17, 2015 in the Carson Valley, in the amount of \$500.00, the sponsorship will allow for a Town table to be located at the community center, listing in the program and one complimentary registration to the conference; with public comment prior to Board action. Appearance by A.J. Frels, Executive Director, Carson Valley Visitors Authority (approx. 10 minutes).
8. **For Possible Action:** Discussion to accept or deny acceptance for maintenance of constructed improvements within the Ranch at Gardnerville Phases 2A and 2B:
 - a. Maintenance of street improvements on a portion of Lasso Lane, from Heybourne Road to northerly phase line on Lasso Lane a portion of Snaffle Bit from the trail head to the easterly phase line at lot E,
 - b. Maintenance of storm drain improvements within the associated phases,
 - c. Maintenance of curb gutter and sidewalk within the associated phases,
 - d. Maintenance of the trail head landscaping and pathway construction (APN 1320-32-614-002); with public comment prior to Board action. (approx. 20 minutes).
9. **For Possible Action:** Discussion to approve or deny holding the Splash Dogs event at Heritage Park tentatively scheduled for August 14-16, 2015 at a cost to the town of \$1,500 in addition to providing bleachers, shade structure, port a potties, and assisting with the setup of the event; with public comment prior to Board action. (approx. 20 minutes)
10. **For Possible Action:** Discussion on a request from Douglas County Economic Vitality to participate in a grant match with a contribution amount of \$3,000 of the \$26,000 match required for the proposed \$130,000 trail head project on Buckeye Road being requested by Douglas County in a grant application to be submitted for the 2015 Nevada State Recreational Trails Program Grant, providing an additional trailhead for the Martin Slough Trail system; with public comment prior to Board action. (approx. 20 minutes)
11. **For Possible Action:** Approve Resolution No. 2015R-010 augmenting the Town of Gardnerville budget for fiscal year 2014-2015; with public comment prior to Board action. (approx. 5 minutes)
12. **For Possible Action:** Approve budget transfers for fiscal year 2014/2015; with public comment prior to board action. (approx. 10 minutes)
13. **For Possible Action:** Discussion on receipt of a status report on the Gardnerville Station (Eagle Gas) Redevelopment Project at 1395 Highway 395 North (APN 1320-33-402-075);
 - a. Select a Town Board member to participate on the review panel that will review and score the Statements of Qualifications,
 - b. Authorize the review panel to select a firm to prepare the design plans for the Gardnerville Station;
 - c. Authorize town manager to enter into a contract with the selected firm; with public comment prior to board action. (approx. 20 minutes)
14. **Not For Possible Action:** Discussion on the Town Attorney's Monthly Report of activities for January 2015. (approx. 5 minutes)
15. **Not For Possible Action:** Discussion on the Town Manager/Engineer's Monthly Report of activities for January 2015. (approx. 20 minutes)

Gardnerville Town Board Meeting – March 3, 2015

Town board training – February 6th at 9:00 AM to 1:00 PM at the CVIC Hall, Minden – Lunch will be provided.



GARDNERVILLE TOWN BOARD

Meeting Minutes

Lloyd Higuera, Chairman
Mary Wenner, Vice Chairwoman
Cassandra Jones, Board Member
Ken Miller, Board Member
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Tuesday, January 6, 2015

4:30 p.m.

Gardnerville Town Hall

INVOCATION – Pastor Rich Lammay

4:30 P.M. Chairman Slater called the meeting to order and made the determination of a quorum

PRESENT:

Lloyd Higuera, Chairman
Mary Wenner, Vice-Chairwoman
Cassandra Jones
Ken Miller
Linda Slater

Jim Hales, Town Counsel
Tom Dallaire, Town Manager/Engineer
Paula Lochridge, Main Street Program Manager
Carol Louthan, Office Manager Sr.

PLEDGE OF ALLEGIANCE – Mrs. Slater led the pledge of allegiance.

 **For Possible Action:** Discussion and election of Chairman and Vice Chairman of the Gardnerville Town Board for the calendar year 2015.

- a.  Election of Gardnerville Town Board Chairman for the 2015 calendar year; with public comment prior to Board action.

Miller/Wenner nominated Lloyd Higuera for chairman of the Gardnerville Town Board for 2015. There being no further nominations, nominations were closed.

No public comment.

Upon call for the vote, motion carried.

- b.  Election of Gardnerville Town Board Vice-Chairman for the 2015 calendar year; with public comment prior to Board action.

Higuera/Miller nominated Mary Wenner for Vice-Chairman. There being no further nominations, nominations were closed.

No public comment.

Upon call for the vote, motion carried.

Chairman Higuera presented Mrs. Slater with a commemorative gavel for serving as chairman during the 2014 calendar year.

 **FOR POSSIBLE ACTION: APPROVAL OF AGENDA, with public comment prior to Board action.**

The Gardnerville Town Board reserves the right to take items in a different order to accomplish business in the most efficient manner.

Motion Slater/Miller to approve the agenda.

No public comment.

Upon call for the vote, motion carried.



FOR POSSIBLE ACTION: APPROVAL OF PREVIOUS MINUTES:

December 6, 2014 Regular Board meeting, with public comment prior to Board action.

Motion Slater/Jones to approve the previous minutes of December 6, 2014.

No public comment.

Upon call for the vote, motion carried.



PUBLIC INTEREST COMMENTS (No Action)

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Mr. Dale Bohlman, 74 year resident of Gardnerville, ex member of the Gardnerville Town Board is here representing the residents of Meadow Lane. Over the years we have put up with a lot of traffic. We have heard the food closet wants to move in which will create more traffic. It is a county property, but the town handles the street. We ask if you have any sway with the board making the decision to please give us some relief from the traffic going up and down the street. Another traffic situation on a dead end street will be a headache. With the way the valley has grown it will increase traffic more and more. There will be more trucks tearing up the streets. Whatever you can do to help we will appreciate. We heard VFW might be interested. A small group like that would be great. Thank you for your time.

Chairman Higuera pointed out the board cannot take any action tonight but it will be a topic of discussion.

Mr. Jim Nichols, Douglas County Manager, wanted to stop by and meet everyone. I wanted to come and formally introduce myself. Just passed my three month anniversary and am still employed. I look forward to working with the town and Tom. If there are any issues I am happy to come by at a future meeting or be on the agenda and go through an item specifically.

Chairman Higuera thanked Mr. Nichols for coming.

Mrs. Slater introduced a guest in the audience, Mr. Bill Souigny. Bill has just been appointed to the Minden Town Board. I believe he will be a tremendous asset to the town board of Minden.

No further public comment.



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1. **For Possible Action:** Correspondence
Read and noted.
2. **For Possible Action:** Health and Sanitation & Public Works Departments Monthly Report of activities
Approved.
3. **For Possible Action:** Approve December 2014 claims
Approved.
4. **For Possible Action.** Approve the urban forestry annual work plan update for 2015
Approved.

Motion Wenner/Miller to approve the consent calendar.

No public comment.

Upon call for the vote, motion carried.

ADMINISTRATIVE AGENDA

(Any agenda items pulled from the Consent Calendar will be heard at this point)

5.  **Not for Possible Action:** Discussion on the Main Street Program Manager's Monthly Report of activities for December 2014.

Mrs. Lochridge has a board member that will be resigning at the end of the month. We are receiving applicants for that vacancy. We are beginning work on the annual report, actions plans and getting ready for the next fiscal year. I met with Melissa Blosser from the county. They do a program called Inside Douglas County. We are talking about how the need for volunteers is always a necessity. So that will be the subject of one of the upcoming shows we will be working on. With the Pyrenees building coming down we are looking for another location for the Basque mural that was completed. It has been presented to the Park family who had expressed some interest in it. They will take it to their board and get back to us. We will be launching a regularly scheduled E-newsletter called Main Street Today very soon. We did our very first New Year's Eve candlelight labyrinth walk. It was very cold. We were expecting 50 people for this first time event and we had over 100 people that showed up between 6 and 9. The 6 to 9 time frame worked really well.

6.  **For Possible Action:** Discussion on sending a Gardnerville Town Board Main Street representative and or the Town Manager to;

- a. The participate in the Wyoming Main Street sponsored Best Practices Workshop before the Main Street conference on March 26-28th, and
- b. The National Main Street Conference in Atlanta, Georgia, March 30-April 2; with public comment prior to board action.

Mr. Dallaire attended the CDBG conference in Ely this year. A Wyoming Main Street representative was there and invited all of the Nevadans in attendance there to join their tour. They go back to the conference early and then do tours of some different main streets, one each day. The program managers for those main streets do some presentations and tours in addition to the conference. The conference is in Atlanta, Georgia and we want to send our representative to that as well as Paula and a Main Street board member. We want to get the reservations made. There are a couple of options outlined in board packets. I did provide some additional information on the workshops.

Mrs. Lochridge will be going to the workshop and conference but the main street board member will only be going to the conference.

Mrs. Jones asked if this was budgeted.

Mr. Dallaire has some of it budgeted. There are not enough funds for this fiscal year, but we do have funds that are coming in from last year that haven't rolled forward yet. Mr. Dallaire went over the options with board members.

Chairman Higuera felt it was money well spent. We are really the spark plug for the program since it is coming up in the legislature.

Vice-Chairwoman Wenner asked if Mr. Dallaire had time to go.

Mrs. Slater's feeling is this is not a town conference. This is for Main Street. Main Street already has the manager and a rep going. At best I think we need the conduit with the current Main Street representative to attend. That person should be reporting back to us. Paula gives an update every month. I like option three to send just the board rep to both.

Mr. Miller has made himself available to go to both conferences. I feel it's important that Tom go too. Tom works very closely with Paula on a number of these projects. I went to Oklahoma four years ago and there was not near enough people going to attend all the classes. At that time we split up, and even then we were short. I think myself Paula and Tom all have an investment and commitment to Main Street.

Vice-Chairwoman Wenner asked if Paula splits the classes with her board member.

Mrs. Lochridge makes sure before we go we have a plan. We pick plan A and then we have a backup plan in case the session isn't what they thought it would be. That way they are going to separate sessions and can compare notes and get more out of the whole conference.

Mr. Miller pointed out there are other tours available that are optional during Sunday and I would be glad to pay for at least one of those tours. They seem to be invaluable because you get exposure to the entire culture and main street programs within the city. That is another \$45 and I would pay for that.

Mr. Dallaire has what was leftover in the 2014 budget rolling over. So with those moneys and this year's we would have \$7,000 total in training.

Mr. Miller indicated on page 6-12 Tom has given quite an overview of the budget moneys leftover from 2014 and 2015 with the totals at the bottom of the page. There would still be about a \$3,000 difference in cost.

No public comment.

Mrs. Slater likes option 3. Ken is the representative and he can report back, as well as Paula is the manager of the program. She gives us a monthly update. My feeling is option 3 is good. I think we do need representation.

Mrs. Jones asked about the classes. I'm looking at the economic development track, the urban revitalization track, the place making and design track, which would fit in to what you are doing with the Gardnerville Station. Is there a particular track that you were interested in?

Mr. Dallaire explained the tracks are great. But each one has its own track and if you look at the itinerary there could be a class on one track and then another class on a different track. They have eight or nine rooms and each has a class. It is hard to spread out to get it all. I wasn't planning on going on any tours. I feel it would be worthwhile to attend. I have plenty to do here if not.

Motion Slater to accept option #3.

Motion died for lack of a second.

Vice-Chairwoman Wenner would like to see if Tom has time to go to the main event. We could spend the money on that. Otherwise I think Ken should go to both of them.

Motion Wenner/Jones to approve Ken going to both conferences. If Tom can find the time to do the one for Main Street then he could go.

No public comment.

Upon call for the vote, motion carried.

7.  **For Possible Action:** Discussion to recommend approval, denial, or approval with conditions, of a development application for a Special Use Permit (DA 14-080) requested by Mike Pegram;
- a. To allow a parking lot as a primary use in Neighborhood Commercial and General Commercial zoning districts,
 - b. To allow two murals on the building façade remodel,
 - c. To allow for two "roof" mounted signs;
- and adding two digital reader boards to replace the marque board as indicated in the proposed plan, all are part of the proposed Sharkey's Casino remodel and redevelopment project located at the corner of Gilman Ave and Highway 395 (APN's 1320-33-401-029, 030, 031, 032, 033 and 1320-33-401-015, 016, 017 and 018); with public comment prior to board action.

Mr. Dallaire reviewed this is a Special Use Permit for just the three items. There are a lot of things in the staff report that deal with site layout and design. Mr. Dallaire went over some of the design elements.

Mr. Miller asked about the reader board. Is that allowed by Douglas County Code?

Mr. Dallaire believed it was allowed because it is a casino.

Mr. Rob Anderson is here on behalf of Mike Pegram. Ms. Hicks advised me it is only allowed in a casino district.

Mr. Dallaire reviewed the project. I have met with Carol Yparraguire, the owner of the adjacent property, and we discussed a few things. Rob will address those concerns. I will turn the time over to Rob. I am recommending approval with conditions.

Mrs. Jones asked if the fence proposed that parallels Highway 395 requires any special permitting?

Mr. Dallaire answered it is part of the improvement plans. It is going through the design review process.

Mrs. Jones asked if they won't need a special variance from NHP to put a fence along Highway 395 on the side of the property line.

Mr. Dallaire answered no. The site visibility issue coming from Battle Born is back far enough it won't cause a problem. The other intersection for site visibility is at a lighted intersection, so it is controlled.

Vice-Chairwoman Wenner asked about the power poles. Wouldn't it look better if they were underground?

Mr. Anderson answered it might look better, but it is very expensive.

Mr. Miller uses Hwy 395 quite a bit. When you come up to that intersection to make a left-hand turn at this time of the evening on the flashing yellow, if you turn, people are coming across and jay walking right as you turn. Sooner or later someone will get hit. Because the sun hits you in the eyes and you can't see them at all. I would like to see a fence along the parking lot side and along the building side so people cannot cross for the safety of myself as a driver and the pedestrians crossing.

Mrs. Jones asked if they considered putting the same kind of fence parallel to Gilman on the main parking lot. I like the idea of it being inside the property line. But it would force people walking from or to Sharkey's to go to one of two spots to access the parking lot. Have you looked at what that would do to the traffic or pedestrian pattern?

Mr. Anderson answered yes.

Mrs. Jones asked what they found.

Mr. Anderson asked if they wanted him to address comments or go through a presentation.

Chairman Higuera asked he go through his presentation.

Mr. Rob Anderson, here on behalf of Mike Pegram. This is a Special Use Permit for what I refer to as the rehabilitation of Sharkey's. Mr. Anderson gave a power point presentation. Tom pointed out in his report the concern with the Battle Born site. There is no easement. That property corner sits right in the middle of the existing driveway. When Sharkey owned the property, the owner of Battle Born commonly used that driveway for decades, but there is no formal legal easement for a combined use. Tom has done a yeoman's job in working with the adjacent property owner to obtain approvals. Mr. Pegram is anxious to get the facility reopened again. To the extent this easement can be obtained quickly my client is willing to pave the parking lot as suggested by the submittal that was initially made. We have since revised it to show the pavement terminating along the property line. We do not want to run into a legal problem. We will match the existing pavement with the existing dirt and it will continue to operate as it has. If an easement can be worked out before, Mr. Pegram is prepared to pave that sliver of property as well.

Mr. Miller asked if where we see the road grindings now will that be paved?

Mr. Anderson is not sure the limits of the road grindings. But the property corner is in the middle of that driveway access. The idea is to pave that corner or pave right up to the property line. If an easement is forthcoming Mr. Pegram is prepared and willing to extend the paving to the limits that are shown. Tom raised a question about handicap ramps. We are happy to cooperate with the town. It is our interpretation of ADA that when you make the ramps 8 foot wide or 6 foot, there is also a handrail required. At the point there is a handrail required Mr. Pegram would object to doing that and we will construct in accordance with NDOT and Douglas County's details. Brick is being provided as a façade. We didn't get the detail until after we made the initial submittal. The fence is shown right along 395. Mr. Pegram has authorized us to return the fence to the walkway that is provided at that location. He is not willing to extend it along 756. It has been considered as a landscape option.

Mrs. Jones asked what is physically between the parking lot and sidewalk along 756.

Mr. Anderson answered the proposal is to landscape it.

Mr. Miller suggested that we get a "No Jaywalking" sign right in front of the door if we don't get the fence.

Mrs. Jones asked if the landscaping between 756 and the parking lot had any trees.

Mr. Anderson answered there are shrubs. The landscaping plan is just now being developed.

Mrs. Slater asked where the lot is dirt is open, could you grade to a more level surface? If you have an overflow and you have RV parking my concern would be liability. I would like you to take that back to Mr. Pegram.

Mrs. Jones asked about making it decorative lighting.

Mr. Anderson will speak with Mr. Pegram. I will take back to him your request and the specific recommendation they use the decorative lights.

Mr. Miller asked if he does consider the fence along 756, I would be okay with a wrought iron fence. Something just to block the entrance. I am not in favor of the new crosswalk there.

Mr. Anderson went over the proposed conditions of approval from the town. Condition 1, the larger landscaping planter we will agree to that. Condition 2, the request to add the fence is not acceptable to Mr. Pegram. The decorative lighting I will take back to him and get back to Tom. We are agreeable to continue to cooperate with the adjacent property owner. To the extent an easement is available Mr. Pegram is agreeable to pave it out to the limit. The back parking and drainage I will continue to work with Tom. With respect to the full width on item 6, Mr. Pegram is agreeable to that as long as it doesn't require the use of a handrail. With respect to the ADA parking, we consider this as an overflow or offsite parking area.

Mrs. Jones asked about the drawing of the mural. The Record Courier article on Facebook got a ton of comments about how they thought that was cartoonish. Is it going to be the same on both murals?

Mr. Anderson answered yes.

Mrs. Slater thought it was a well put together project.

Chairman Higuera called for public comment.

Mr. Bohlman agreed the jaywalkers are a problem. You need to funnel them into one or two places.

Mr. Ernst commented the fact the buildings are torn down prior to any approvals or review is notable. It does concern me that they are destroyed before you could protect your heritage. It looked great but they are gone. As regards to ADA, in California any separate parking lot is regarded as having its own requirements for ADA parking. I recommend looking into it.

Mr. Glen Linderman agrees with the comments about pedestrians. I have been amazed that there isn't someone getting hit there. The landscaping could be as good as a fence if it is done with prickly shrubs that are hedge-like. If there is room pedestrians will walk between the shrubs. I look forward to the renovation. But if he is successful that overflow parking will be used heavily and then the pedestrian problem will not get any better by itself.

No further public comment.

Motion Miller/Wenner to approve this project along with our conditions, pointing out especially item #2 in Tom's recommendation, which is the fence requirement.

Mr. Hales asked Mr. Miller to clarify the motion. There is a little bit of confusion in Tom's memo in that there is a recommendation and condition. I would ask the motion clarify if you are talking about 1 through 8 in the recommendations or 1 through 6 in the conditions.

Mr. Dallaire listed the conditions separately.

Mrs. Jones pointed out if you look at 7-6 in the conditions, the fence is required under condition #5.

Mr. Dallaire advised the conditions were put together for the Special Use Permit. Most of these items are site related issues. So when it comes back for the design review we will be able to address it then.

Mr. Miller/Wenner withdrew the motion.

Motion Miller/Wenner to approve with conditions of the development application of the Special Use Permit to allow a parking lot as a primary use in neighborhood commercial and general commercial zoning; to allow two murals on the building façade remodel and to allow two roof mounted signs and adding the digital reader boards on the parcels. Motion carried.

Mr. Anderson asked if the town's action was to approve it without conditions of approval of the Special Use Permit only; understanding that I am coming back apparently for the design review.

Mr. Miller clarified the motion was with the conditions of the development application.

Mr. Anderson asked if the motion included the fence.

Mr. Miller answered yes. If we don't get it on for the planning commission this won't get there.

Mr. Dallaire pointed out the brick veneer is going to be proposed on the wall, so #4 is done. The sidewalk crossing at the commercial entrance they will look at widening. We can work with them on those things. Provide the fence along SR756, he said no, but they are landscaping it.

Mr. Miller was looking at the conditions on page 7-6 in the motion.

Mr. Anderson understands that condition #5 requires the fence or wall.

Mr. Miller answered correct.

8.  **For Possible Action: Discussion to recommend approval, denial, or approval with conditions of a development application for a Major Design Review (DA-14-047) requested by Ken Hendrix, KDH Builders, for a 41 unit multi-family housing project which includes thirteen (13) triplexes and one (1) duplex. The subject property is located at Heybourne Road and Gilman Avenue in the MFR (Multi-family residential) zoning district within the Minden Gardnerville Community Plan (APN #1320-33-210-069); with public comment prior to board action.**

Ms. Stephanie Hicks, R.O. Anderson Engineering, gave copies of the power point to board members. Mr. Hendrix is also in the audience and would like to speak at the end of my presentation. He is from KDH builders. Mr. Rob Anderson is here also for any engineering related questions. We continue to work with both town as well as county staff to bring to you a project that will be of benefit to the community. We have listened to the concerns of the public and staff. We'd like to present those changes and also the renderings that were created to give a better visual representation of what the project will look like. Ms. Hicks reviewed the project with a power point presentation. We respectfully request your approval of the design review.

Mrs. Slater asked where the existing sidewalks will be for the pedestrians.

Ms. Hicks pointed to the areas on the power point slide.

Mrs. Slater asked if there is anything in front that is a sidewalk for someone who doesn't live there or doesn't want to walk through it but would like to walk the perimeter.

Ms. Hicks answered there is not. These are not roads. These are drive aisles. The sidewalks are not required in that instance.

Mrs. Jones asked what traffic controls are in there?

Ms. Hicks has had some discussions about speed bumps. The applicant has indicated previously they might be agreeable to that.

Mr. Miller believed because of the holiday season the submission of this packet was not in a timely manner. And I would like to see in the future that these packets be done in a timely manner so they have time to work on it. That is a concern to me and the rest of the board. Tom does a very good job on these packets. He spends overtime many times to complete these.

Ms. Hicks apologized if this was not timely. That's why we postponed the previous meeting was to make sure we could provide these renderings. We thought we had met those deadlines.

Mrs. Jones mentioned in the staff report there were several things that were noted, like mail delivery.

Ms. Hicks pointed out where the mailboxes will be. We would extend the mailboxes there. We didn't see the need for there to be another location.

Mrs. Jones asked if they had any other responses to the conditions.

Ms. Hicks reviewed those and we are in agreement with the conditions of approval.

Mr. Dallaire advised the issues in the staff report were: offsite parking spaces on Gilman and moving the bike lane over. The width of Gilman originally designed didn't allow parking on both sides of that road. It was previously striped with bike lanes which were right up against the curb. Now with them moving out along the edge of the parking stalls these are shown as 10 foot wide parking stalls with four foot bike lanes. I think that requirement is five when it is in that situation. There is some concern about the two houses that are across the street.

Ms. Hicks would want to look at it. In our discussions it never came up that parking wasn't allowed on Gilman. We would stripe where it is necessary and provide the bike lane.

Mr. Dallaire wondered if Gilman is wide enough to allow the second home furthest to the south next to the vacant property to park in front of their house still having the required drive aisles, bike lanes and the new proposed parking.

Ms. Hicks can verify that.

Mr. Anderson advised the cluster boxes are set and determined by the post office. We can encourage them to move the boxes. With respect to the improvements on Gilman, you are right. That road was set based on Douglas County standards. When we received approval to move the sidewalk adjacent to the curb that left the area that would have been landscaping. With respect to parking it did not change the relationship for that road of the parking that is allowed in front of it on either side of the road versus any other residential street. That curb and gutter width is the same as what was contemplated originally. We haven't really changed anything. If there is anything that has changed, is the addition of the bike lane and whether or not we need one on either side of the road or one.

Mr. Dallaire mentioned the other issue was the three entrances into the one development with it being separated with drive aisles. I don't recall ever seeing a response to that.

Ms. Hicks responded the reasoning was to be able to provide the accessibility and maneuverability of the trash trucks as well as the fire department. If they were to close it off we would have to come up with a hammerhead or turnaround for those uses. We meet the code and that is why we provided those.

Another concern of Mr. Dallaire's was the parking area for the cluster box, just providing one stall. Is the one parking stall going to be enough? Would it behoove us to move it across the street on the town property?

Ms. Hicks indicated the developer only gets credit for half of the parking. There is more than sufficient. The parking along the perimeter is in excess of what we need to have for the project.

Mr. Dallaire's last concern was buildings 13 and 14, there was no pedestrian access to the walkway.

Ms. Hicks noted it did originally have access, but at staff's request it was removed.

Mr. Hendrix knows the community. The first thing I want to dispel is that we are going to come into Gardnerville and put in a multifamily project that is going to decrease the value of the property in Gardnerville and the surrounding neighborhood. The price point for these units will start at approximately \$248,000 and run up to \$290,000 to \$300,000. That changes based upon the options individuals can put in each of the townhouses. These are going to increase the value of the surrounding neighborhoods. KDH Builders has been around for a long time. We have built in Northern Nevada for seven years. We do not want to build anything that will distract or decrease the value of the property to future homeowners. We are the builder of the project, not the developer. We want to meet the concerns of the board. I understand you have to respond to the public. We are here for the long haul. Our obligation is to make Gardnerville a better place. We ask you to approve our plan. If there are any issues we can address those. We have listened. We wanted you to see the project we intend on doing. This whole project will be maintained by an association.

Chairman Higuera called for public comment.

Mrs. Lori Simpson appreciates it looks better. My concern going into a new year, having a better feeling where we all come together. I believe you when you say you want to build a better home for the whole neighborhood. Where the ball gets dropped in the past is accountability. The frustration we have as residents is you are putting together a board and the problem is getting through to somebody who will address a problem in a timely manner. The other issue is, for instance, for Minden tomorrow they want clear defined specifications about curbs, drainage, wells and we never got clarification on anything. There were plumbing issues and we never had anyone to go to. It wasn't clear until October that nobody really could answer a question. It seems like there is a different mode of operation for Gardnerville than for Minden. I don't understand why we never had clarification of what is a specific lot. There are residents that have lots with huge chunks of utilities because the utilities were moved. Nobody has a site plan for that. Nobody knows why electric poles are in places where there is no electricity. Originally I blame the builder. But I do believe it was just communication. There's a different set of operations for Minden. They are requiring all this clarification before you go forward with the rest of the project. Why do we not have that same resource to go to and say this is what it says. Nobody can tell you anything about the problems we've had from the beginning of the project. My concern is accountability. You are going to put together an association. But the problem we have had is customer service people are usually the laborers working onsite. It is difficult to get a message directly to someone who can address the problem. You go through five people and it gets diluted and transformed. Then you get an answer that is not really an answer to a question you asked. I am worried about flooding and water issues. You've made tremendous improvements but the wood fence I can see will be a problem. It takes time to get a board to agree to fix something before it gets fixed. The question is why are there two separate modes of operation from Gardnerville to Minden, as far as what they are requiring before you go forward. I think we are addressing it now in a better way. There is nobody on site that has authority to make a decision. While the condos are empty who will be addressing issues if the fence falls down or if there is a flood. Who will be the board until they are sold? It does look better. I don't like the wood fencing just because of the problems we had. It was a safety issue. The boards went through our roof and through our property. Wind is a real issue. Why has there been so much that wasn't clear as far as we didn't know what the site plans were. This is very good. It helps a lot. In the past we had nothing. You ask why the plumbing wasn't connected or there were redesigns but they didn't move the sewer system; those kinds of things. In the year going forward I would like to see accountability. I don't feel yet that I can be reassured just by the picture.

Mr. Glenn Linderman felt this is a huge improvement over the first plan. This particular plan seems to be well done. I think the improvement is great. I don't know why the variances were requested in the first place.

Mr. Robert Simpson still has his original concerns about the project. For one, there will be speeding. I think you have done a good job. I'm not thrilled with the fencing design. I would remind you that as a private association the police cannot patrol that. Until they are called they cannot go in. There is still supposed to be a drainage ditch behind there. I didn't see anything on the drainage.

Mr. Dallaire informed Mr. Simpson that is part of a different project.

Mr. Ernst wrote a couple letters (September 23, September 25, November 25) about his concerns which are in board packets. It is my contention this is a nonconforming project. It does not meet the design criteria and improvements. I've written it down for you. I looked at R.O. Anderson's letter (Mr. Ernst read a portion of Mr. Anderson's letter). If they were to apply the current standards of the county to this site they'd have to make it work. The decision is with the county planners. All we are doing is spinning our wheels here. This may already be pre-decided. There were some decisions made in 2012 and in that somebody gave something quid pro quo in order to allow the builder/developer flexibility. It's vague, unspecified. What does that mean? They are going to grant variances in exchange for doing something else? I live here. I will be here after this is built. These are boxes. The

code says vary the elevations. (Mr. Ernst read from page 8-79 and 8-80 in board packet) Does it mean all the parking is onsite or there is a requirement for offsite? This is a substandard development. It doesn't meet county standards.

Ms. Hope Sullivan, Douglas County Planning Manager, is glad Harry made his comments. The last time this project came before the Town of Gardnerville I got a phone call after the meeting. They asked if the county had a policy to say no comment. I asked what they were talking about. The caller said at the Town of Gardnerville the county refused to speak. That was the perception. The county has not made a decision on either Sharkey's or this project, nor the project that is next on the agenda. We are here to listen to what the community has to say. We are here to listen to what the board has to say. We have not solidified our decision and will not solidify our position until we have your input. When you hear us respond to inquiries like "would you like to speak," unless somebody accuses me of having already solidified my decision I probably will answer "No, I am here to listen." If you have a technical question we are here to provide that support. Before this meeting we sit with Tom for hours. We talk. We analyze. He is working with us. We are working with him. We are understanding the rules. A lot happens before we get to this meeting. We know Tom is well positioned to advise you. We know you have access to your constituents that we don't have. We appreciate and value that. We don't solidify our position and we haven't.

Mr. John Smith has some concerns living directly across the street. Directly across the street there is a drainage issue. We get a half hour of rain and I get about six inches of water in my driveway. If we get another downpour and you have all of that covered with no percolation, you will have some flooding. Geoff told me before this project moves forward, and it is directly in contradiction to the comment that Tom just made, that you will require the builder to cut that 75 foot drain all the way back to the slough. I would strongly suggest you do that first. To piggy back on what Tom said about the mailboxes, my suggestion would be that you do not allow street parking on Gilman on this side where the mail boxes are. Gilman is definitely tight right there. All the kids and buses that come out of the middle school, there is a lot of traffic that hits that intersection. 41 units is the same amount of density that you have in all the other seven street areas. There will be a lot more residential parking outflow unless you do something about the tandem parking issue. I think that is against the fire code. You are putting 41 units in the same spot that 35 units occupy on seven different block streets. When Zerolene gets cut through it will be a huge safety issue. The kids will cut through everywhere they can. It will be an issue if you don't take care of the traffic problem there. Drainage is what I fear most.

Mr. John Hoglund agreed if people blast through the shortcut I will have problems getting out of my driveway. You need some speed bumps so they can't use it for a shortcut.

Mr. Smith added, on Heybourne, instead of having the mixed quarter wraps on the four foot and the split rail I would suggest you put four foot all the way across. I would not put the split rail.

No further public comment.

Mr. Dallaire pointed out Minden is reviewing the actual development with lots and we are reviewing a site improvement permit. We looked at it in 2004 and that is where Minden is right now. The developer started the construction and then the development sat since 2007 until 2009. There are no sidewalks on the alleyways. They were all street frontages. We changed from L curb to rolled curb. The alignment on Heybourne was modified slightly. There were some issues they had to go through to get rid of the alleyways. Water was installed. The sewer was installed. The storm drain system was partially installed and the start of it was at Gilman and Heybourne. I don't know when the flooding occurred with Mr. Smith. That culvert at the time was an issue and we were able to get the developer to extend the storm drain down and build the channel in the next phase. The ditch is part of phase 1. That will go from Gilman and will pass about 800 cfs of water from the Park Ranch. When this development is built the channel will have to be constructed and I have that as a condition of approval. This is proposed as a pond that discharge is pushed in the pond and overflows into the channel.

Ms. Simpson asked who maintains responsibility for that from within.

Mr. Dallaire responded the Town of Gardnerville owns the parcel behind. This will be a wide channel. It will have a 12 foot wide maintenance path on it. It is proposed to be dg material and will be a vegetation lined channel the town will maintain. It is on town property.

Mr. Miller asked if all the willows will be gone.

Mr. Dallaire answered yes. This is a conceptual plan right now. The drainage plan was provided.

Mrs. Slater asked if that will be sufficient to protect the people downstream, for instance, the Meneley addition?

Mr. Dallaire advised there is still a large pond that will be constructed off Snaffle Bit. The more wetlands built the lower the water level in a flooding event. This is an image of what the materials are for the design review application. It is all surface drainage draining towards the ditch. This will be the low spot in the entire development.

Mr. Anderson stated the ditch is part of phase 1. The developer has purposely delayed it. It is clear to the developer and builder that the ditch be completed. I expect it will get done very soon, probably before spring of this year. It has been a difficult economy and difficult project. There have been a lot of changes. They sincerely appreciate your cooperation on the various requests that have been made. They have done their best to comply. I would like to reassure and support Tom in the drainage analysis. The project as designed has professional licensed engineer's stamps on it who does this work on a daily basis. Mr. Hutchings is the responsible design engineer and is pushing 15 years of experience doing just this. He is very capable. The project as designed meets all the requirements of Douglas County Code with respect to drainage, sidewalk and access. That is why there are no variance applications. Variances are not an attempt to minimize standards, cheat or cut corners. They are actually a design consideration. With respect to design standards, it complies with Douglas County Code.

Mr. Dallaire doesn't know how that will work out with the parking on Gilman. I would like to talk to county staff. The original plan was bike lanes were on the edge of the gutter and that is not how it is shown. There are some criteria in ASHTO for a collector street that makes the Douglas County standard pretty wide. The finished design will be coming forward and we will review the hydrology report as appropriate.

Mrs. Jones gave them kudos. As a member of the public, this plan is a radical improvement from when I was sitting out there four months ago. I would like to see more aggressive traffic controls on Concho to deter speeding and cut-throughs, and a cleaner front sidewalk path on Cinch because units 1, 2 and 3 aren't clearly connected through a sidewalk path. If someone from building two wanted to walk over to Gilman and get down to the trail system at the duck ponds, they would have to walk through somebody's front yard to do that. This is a shining example of what it means to be involved as the public. The very fact that they are here today with no variance requests is because of people like you who spent the time to not just be here, but to be at the county and write letters. But they are fully within zoning. They are not asking for variances. There is very little we can do to tell someone they can't develop within the codes. Understanding the process and the limited authority we have, my suggestion would be to adopt subject to the conditions outlined in Tom's report.

Motion Jones/Slater to approve with the conditions set forth in the town's staff report the development application for a major design review DA 14-047 requested by Ken Hendrix, KDH Builders for a 41 unit multifamily housing project, which includes 13 triplexes and one duplex. The subject property is located on Heybourne and Gilman in the multifamily residence zoning district within the Minden-Gardnerville Community Plan APN 1320-33-210-069. Motion carried.

9.  **For Possible Action: Discussion to recommend approval, continuance or denial of the request by Joe Pace on an appeal of a Minor design review (DA-14-011) a placement of a Wells Fargo Bank ATM unit at the existing Golden Gate Petroleum Gas Station located at APN:1220-10-111-001 (1485 Grant Ave); with public comment prior to board action.**

Mr. Dallaire was forwarded an application DA-14-011 which was installing an ATM unit on the existing and recently constructed Golden Gate Petroleum gas site. The picture that was in the application is on page 9-3. There are two colors on it. The rest of the development was asked to provide colors in relationship to the shopping center. There is yellow and red and we simply asked them to change the color. They are appealing that decision. County staff supported me on that and they want to appeal it. Basically we are just providing more direction to county staff on this. They can put a shelter over it, make that the green and then make it bright yellow inside.

Mrs. Slater asked where the parking will be to access the machine.

Mr. Dallaire answered adjacent to it. There are four stalls adjacent. It is a drive thru and there is adjacent parking to that.

Mrs. Slater supports Mr. Dallaire 100 percent. The color is flamboyant.

Mr. Miller sees nothing wrong with the red and yellow sign on top of the kiosk.

Vice-Chairwoman Wenner agrees with Mr. Miller.

Mr. Miller felt the bottom part should fit the rest of the shopping center. I can see Wells Fargo's point that they want to be visible from Highway 395, but the signage on top would be adequate for that.

Mrs. Slater looked in Carson City and Reno in the last few days and has seen many of these by Wells Fargo Bank ATM's that come in a variety of colors. They are strategically placed where they are easily accessible, but they are not nearly as gaudy as this color. They blend in with the existing surrounding and they look very nice.

Chairman Higuera called for public comment.

When Mr. Linderman sees something that bright and yellow I think the sun is coming up. That doesn't need to be the case.

No further public comment.

Motion Wenner/Slater to deny the request DA-14-011 to allow the Wells Fargo ATM unit based on the colors of the ATM unit not matching the colors of the existing development Golden Gate Petroleum. Motion carried.

10.  **For Possible Action: Discussion to approve, or to deny a contract with NV Energy for the alteration of existing electrical facilities across APN 1320-33-402-080 & 1320-33-310-006, aka the Hellwinkel property and Chichester Detention pond, adding a new meter to power the Hellwinkel barns, authorizing the town manager to sign the contract; with public comment prior to board action.**

Mr. Dallaire has been working on this for quite some time. Putting this underground is \$113,000, 4,000 of which we have already paid. They are relocating one power pole. Mike Rowe has received the contract and there are some concerns. We have been working with NV Energy and finally got a hold of Don French. It sounds like there is another version or different contract.

Mr. Hales reported Mike had three concerns. The contract provides if there is a dispute it has to be resolved in the Reno court system. Second it provides the board would waive its right to a jury trial and third had to do with some indemnification provisions. In talking with the general counsel for NV Energy, it turns out the contract that came to us for review was not the one that should have been provided. Mike is still waiting for the correct form. In the conversations with general counsel he is determined the question of venue and waiving the jury trial are not negotiable. Mike is okay with that. He would prefer to have it down here. He needs to see what comes through on the indemnification before he can give any advice. If you elect to approve it, approve it with the condition counsel approve the contract before it is signed by the chair.

Mr. Dallaire added the items are specifically 11.1 11.6 and 11.19.

Mr. Miller would like to table it.

Mrs. Jones asked if this is a project they are trying to push through in the next 30 days.

Mr. Dallaire answered no. There is also an easement associated with it. We need to add that as part of what we are reviewing. We can table it. My concern was the whole process has taken me six months to get to this point. I don't know how long the turnaround is on their end once we sign the contract. We are getting those plans submitted to Douglas County to get a permit to do the construction. We need to get that in as soon as possible.

Chairman Higuera would mention to NV Energy the correct spelling of your last name.

Mrs. Slater believed they would be better off with a clean and concise contract they can all review.

No public comment.

Motion Miller/Slater to table item 10, on the agenda, until we have a full contract to look at. Motion carried.

11.  **Not For Possible Action: Discussion on the Town Attorney's Monthly Report of activities for December 2014.**

Mr. Hales advised over the last month Mr. Rowe has worked on the yearly annual audit letter. There were no reportable claims that needed to be addressed. He has also worked on an incident at the opening of the rec center and making sure workers comp was available for that.

Mr. Miller has had very good cooperation from the claims adjuster.

Mrs. Slater explained there were three inch high door stops at the rec center and Mr. Miller tripped over it.

Mr. Miller noted the parks department put them in on Thursday. It was Saturday when it occurred. Monday they were not there. They were supposed to be placed further back toward the building.

Mr. Hales reported Mike has been continuing interaction with regard to the trash truck and the attempt to resolve that. Mr. Rowe is reviewing the contract to determine what the remedies are under the contract itself. He has not concluded that review yet.

12.  **Not For Possible Action: Discussion on the Town Manager/Engineer's Monthly Report of activities for December 2014.**

Mr. Dallaire reported we received today a letter from the Economic Development office for the CDBG funds that they are now ready to be utilized for the Gardnerville Station. The next step will be to get the RFQ process started. I am meeting with Candace on Thursday. We are looking to have a board review the RFQ's and do a scoring sheet so when we receive the applications we can request the most qualified individual do the work. We are looking at one town board member, one from Main Street, someone from the public, Candace, myself and Dirk, from the county, if he is available, for that panel. We want to get it out as soon as we can. This is the process that was presented to the board originally. It's just a matter of getting the architect on board to do a new design and get the testing done onsite. The tests came back. I have not heard the results of those water samples. We are waiting. We got the extension for the Hellwinkel Channel to September 2015. So these improvement plans need to get in to Army Corp and we will hopefully hear back from them soon. It is pretty close with what we had funded to the total project costs. We still need a few more funds for that. It's all based on low bid. We have the results on the town survey.

Vice-Chairwoman Wenner asked what is a rolling stock permit?

Mr. Dallaire responded it is for the Martin Slough. We have five areas that we maintain along the Martin Slough. Rolling stock is the irrigation water that goes down the Martin Slough and creates wetlands. You have to have a permit to maintain those wetlands. We have to do a quarterly report to NDEP on all of our maintenance activities in the ponds. When we excavated the ponds we had to get approval from NDEP. The tractors have to be cleaned. They can't be leaking oil. There are best management practices that have to be used. There is a new online application process. We need it in order to maintain these areas. We are providing them with plans of the channel and letting them know what we are doing. It does remove a portion of the irrigation ditch that was used by the Hellwinkels to irrigate the fields between the barns and the school. We are eliminating that.

Chairman Higuera asked Tom to take a bow for winning an award at the Parade of Lights.

Mr. Dallaire thought Main Street did a good job on the trailer.

Mrs. Slater added Marie and the other ladies were just fantastic.

Mr. Dallaire felt they did a great job of singing.

Mr. Miller believed the whole Christmas ceremony that we had at the pavilion was very successful. There were good positive comments from the community. The voices of Marie and her group were really good. And the sound system was great.

Mrs. Slater mentioned the cobblers. Staff does a great job.

Mr. Miller likes the small town Christmas.

Mrs. Jones asked about the Kingslane sidewalk. Almost every person I talked to in Kingslane during the campaign complained about the entrance. Is there anything we can do to improve the traffic flow?

Mr. Dallaire asked what kind of traffic? The pedestrian traffic we can improve. It's a lane in and a lane out for cars. There is a channel we have to build. If we build a wall then NDOT requires the top of the footing be two feet below the flow line of the channel that is there. We have Three Castles Engineering designing a concrete channel. It isn't preferred for irrigation but we are conveying floodwater as well. That trough will end up conveying additional flow that will then flow into the new channel that we are building.

Mrs. Jones asked if the existing brown brick walls are coming down.

Mr. Dallaire answered it has to come down now with this channel. If there are any ideas on how you want to present this let me know. We have to go back to the homeowners association. Raley's has put in a lot of brick on their building. It would look nicer if we did something similar to what Pegram is putting in. There is no pedestrian access to Kingslane right now. We can't fix it all, but we can provide the lane necessary for that. We will end up having a new irrigation ditch, wall and channel. All the water comes out of a diversion structure in the Cottonwood and Martin Sloughs.

13.  **For Possible Action:** Discussion on Town Board member appointments to represent the Town of Gardnerville and to be the Town Board liaison for the following boards:
- a. Main Street Gardnerville Board of Directors
 - b. Carson Valley Arts Council
 - c. Nevada League of Cities;
- with public comment prior to Board action.

- a. Main Street Gardnerville – Mr. Miller would like to remain on that board for this year. I have five years' experience on the Main Street board and I would like to remain on it for this year. I think with that BDR going through there will be some changes. It will impact this Main Street because we are the only one in the state.

Motion Wenner/Slater to appoint Ken Miller liaison to Main Street.

No public comment.

Upon call for the vote, motion carried.

Chairman Higuera asked Mr. Hales if they could discuss the Regional Transportation Commission since it was left off the agenda.

Mr. Hales advised they will have to discuss it at the next meeting.

Mr. Dallaire reviewed the Regional Transportation Commission requires a Gardnerville resident. Lloyd volunteered to be the Gardnerville resident hoping they were going to revise the code.

- b. Carson Valley Arts Council - Mary Wenner will serve another year.

Public comment

Motion Slater/Miller to appoint Mary Wenner liaison for the Carson Valley Arts Council. Motion carried.

- c. Nevada League of Cities – Mr. Miller thought Linda is well grounded in this position. She is still on the board of directors.

Mrs. Slater asked that anyone who takes this position should understand it needs continuity. It isn't something you should appoint someone for a short term and then roll it over to someone else. It needs the understanding and the continuity.

Motion Higuera/Jones to retain Linda Slater on the Nevada League of Cities.

No public comment.

Upon call for the vote, motion carried.

Meeting adjourned at 7:33 p.m.

Lloyd Higuera
Chairman

Tom Dallaire
Town Manager

Gardnerville Town Board
AGENDA ACTION SHEET



1. **For Possible Action: Correspondence**
2. **Recommended Motion: Receive and file**
Funds Available: Yes N/A
3. **Department:** Administration

Prepared by: Tom Dallaire
4. **Meeting Date:** February 3, 2015 **Time Requested:** N/A
5. **Agenda:** Consent Administrative
6. **Background Information:** See attached.
7. **Other Agency Review of Action:** Douglas County N/A
8. **Board Action:**
 Approved Approved with Modifications
 Denied Continued



KURT HILDEBR

Town Board Chairman Lloyd Higuera welcomes retirees to Gardnerville on Thursday morning.

Gardnerville tops with Nevada retirees

Staff Reports

Gardnerville is the best place to retire in Nevada, according to a survey released by a financial website on Wednesday.

SmartAsset.com listed the central Carson Valley town as the No. 1 place in Nevada to retire based

For more visit https://smartasset.com/retirement/retirement-calculator?utm_source=mbo#nevada

on taxes, the number of doctors' offices, recreation centers, retirement centers and percentage of seniors to determine a retirement index.

"I think they're just saying what we already know," Gardnerville Town Board Chairman Lloyd Higuera said Thursday. "I think this is a great place to retire."

Higuera, who is halfway through his first term on the town board, considers himself retired.

Higuera has lived on

Cottonwood Street for 29 years. He's currently the manager of Douglas County Community Access Television. He owned and operated local radio station KGVM for 18 years before selling it in 2004.

RETIRES

RETIREES

From page 1.

Included in the numbers are the 89410 and 89460 ZIP codes, which includes Gardnerville, the Gardnerville Ranchos, most of the Foothills and Topaz Lake.

According to the website, Gardnerville leads the state for the number of retirement centers with 2.3, the only category where the town leads the list.

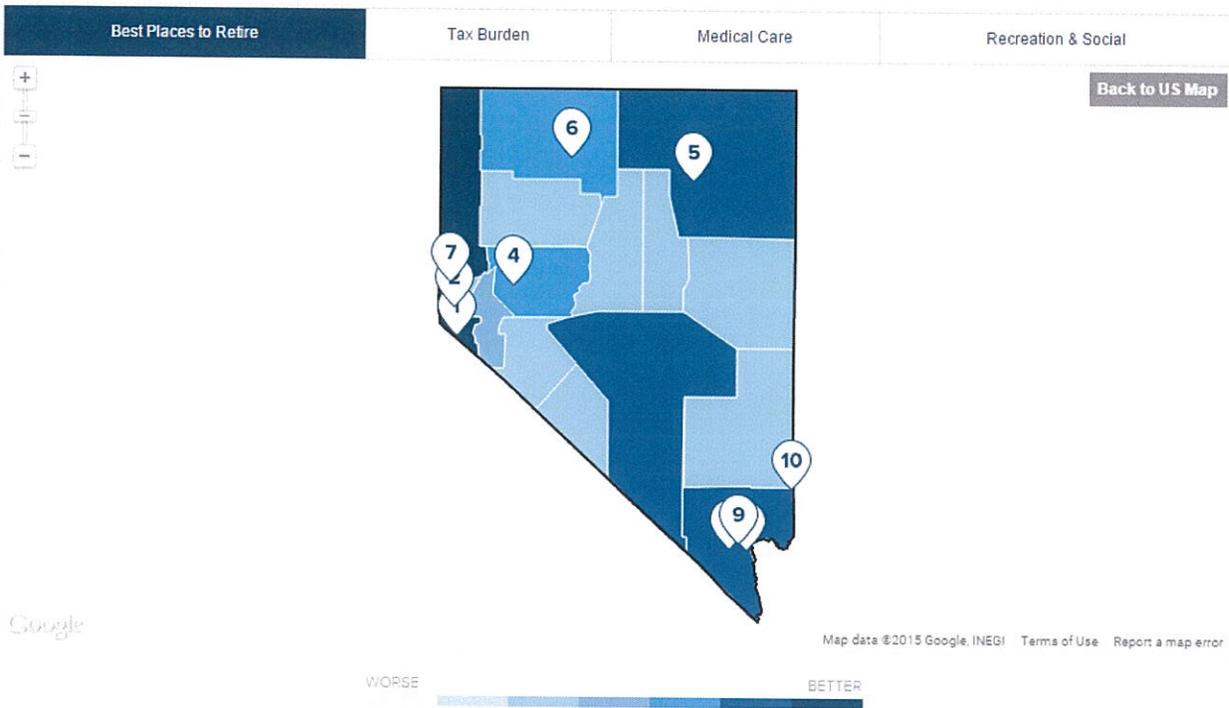
Only Elko and Winnemucca show a lower tax rating than the 10.5 percent shown for Gardnerville. Gardnerville shows the third highest senior population with 21.8 percent with only Mesquite and Boulder City showing higher levels.

Gardnerville's overall total of 87.10 doesn't put it in the same league with Florida, which has nine of the top 10 nationally.

Gardnerville came in No. 165 nationally.

For more visit https://smarttasset.com/retirement/retirement-calculator?utm_source=imbo#nevada

Rank	City	Tax	Doctors' Offices per 1,000 People	Recreation Centers per 1,000 People	Retirement Centers per 1,000 people	% of Seniors	Best Place to Retire Index
1	Gardnerville, NV	10.5%	2.7	0.2	2.3	21.8%	87.10
2	Carson City, NV	10.9%	2.2	0.1	1.0	16.7%	78.80
3	Las Vegas, NV	11.4%	3.2	0.1	1.2	12.4%	74.50
4	Fallon, NV	10.9%	1.6	0.1	2.0	14.5%	72.40
5	Elko, NV	10.2%	2.8	0.1	1.0	8.1%	71.50
6	Winnemucca, NV	10.2%	1.6	0.1	1.1	11.0%	69.00
7	Reno, NV	11.1%	2.1	0.2	0.6	11.8%	68.70
8	Boulder City, NV	11.4%	1.3	0.2	1.1	25.8%	68.10
9	Henderson, NV	11.4%	1.7	0.0	0.5	14.8%	58.40
10	Mesquite, NV	11.4%	0.9	0.1	0.6	26.2%	55.40
	NV	10.2%	1.2	0.1	0.5	12.2%	



Rank	City	Tax	Doctors' Offices per 1,000 People	Recreation Centers per 1,000 People	Retirement Centers per 1,000 people	% of Seniors	Best Place to Retire Index
1	Gardnerville, NV	10.5%	2.7	0.2	2.3	21.8%	87.10
2	Carson City, NV	10.9%	2.2	0.1	1.0	16.7%	78.80
3	Las Vegas, NV	11.4%	3.2	0.1	1.2	12.4%	74.50
4	Fallon, NV	10.9%	1.6	0.1	2.0	14.5%	72.40
5	Elko, NV	10.2%	2.8	0.1	1.0	8.1%	71.50
6	Winnemucca, NV	10.2%	1.6	0.1	1.1	11.0%	69.00
7	Reno, NV	11.1%	2.1	0.2	0.6	11.8%	68.70
8	Boulder City, NV	11.4%	1.3	0.2	1.1	25.8%	68.10
9	Henderson, NV	11.4%	1.7	0.0	0.5	14.8%	58.40
10	Mesquite, NV	11.4%	0.9	0.1	0.6	26.2%	55.40
	NV	10.2%	1.2	0.1	0.5	12.2%	

Methodology

A happy, healthy retirement depends a lot on location. To find the best places to retire, SmartAsset gathered data on three separate regional factors that affect the quality of life for retirees.

First, we looked at state and local tax rates, considering two types of taxes: income and sales. We calculated effective rates based on a typical retiree, earning \$35,000 annually (from retirement savings, social security or part-time employment), and spending their disposable income on taxable goods. Next, we determined the number of doctors' offices, recreation centers and retirement centers per thousand residents in each area. Finally, we found the number of seniors in each area as a percentage of the total population.

In our final analysis, we ranked each county and city on these three factors, and calculated an average ranking for each area, weighting the three factors equally. The areas with the lowest average ranking are the best places to retire.

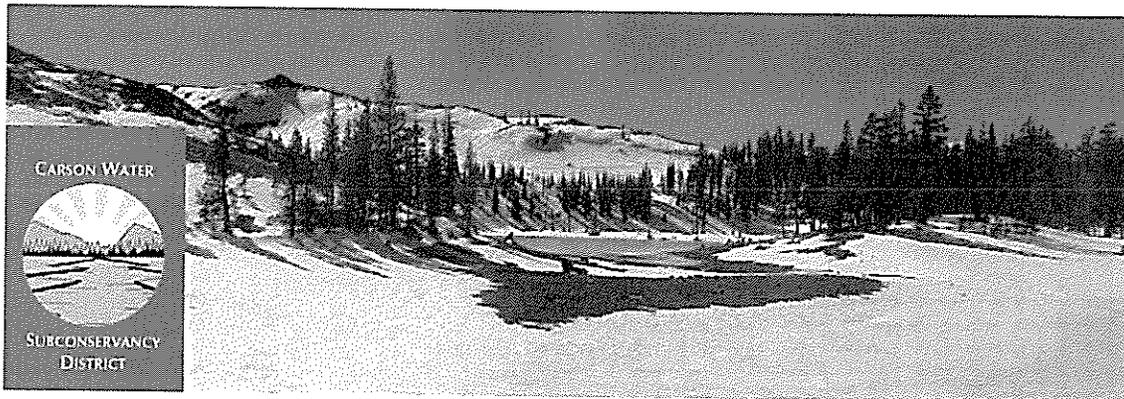
Sources: US Census Bureau County Business Patterns (CBP) and ZIP Code Business Patterns (ZBP), Avalara, US Census Bureau 2012 American Community Survey, government websites

Dallaire, Tom

From: Brenda Hunt <brenda@cwsd.org@mail77.atl51.rsgsv.net> on behalf of Brenda Hunt <brenda@cwsd.org>
Sent: Tuesday, January 20, 2015 1:06 PM
To: Dallaire, Tom
Subject: Upcoming Events

Eagles and Agriculture, Snowshoe Thompson Trek, and
Monarch Monitoring Workshop

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browser](#)



Eagles and Agriculture - February 19-22, 2015

Eagles & Agriculture, the Carson Valley's celebration of wildlife and ranching, has set its schedule for its thirteenth year of exploring the interaction between eagles and other raptors and the ranches of Carson Valley. Headquartered at the Carson Valley Inn and set for February 19-22, 2015, this year's lineup includes one new offering along with long time favorites. [Click here for more information!](#)

Hike with Snowshoe Thompson on the Faye-Luther Trail - February 22, 2015

The Carson Valley Trails Association invites you to
A Snowshoe Trek on the Fay-Luther with Snowshoe Thompson "Mailman of the Sierra"

2 to 4 p.m., Sunday, February 22, 2015

FREE — Open to the public

Meet at the Fay-Luther Trailhead, off Foothill Rd. 4.5 mi. south of the Kingsbury Grade

[Click here for the event flyer.](#) or contact info@carsonvalleytrails.org for more information.

Monarch Monitoring Workshop - June 12-13, 2015

The University of Minnesota Monarch Lab presents a two-day monarch monitoring workshop focusing on western monarch populations and citizen science monitoring. Through these citizen science programs, volunteers collect valuable data about monarchs and their habitats which help to inform monarch conservation efforts. There is no cost to attend this workshop, but registration is required. On the day of the workshop, we encourage a free will donation to help cover the cost of lunch and other foods provided at the workshop. [For more information, click here.](#)

Location: The Nature Conservancy's River Fork Ranch, 381 Genoa Lane, Minden, NV
Date: June 12 (1 p.m. to 5 p.m.) and June 13 (9 a.m. to 4 p.m.)

Hope you are able to check out these events!

Brenda Hunt, Carson River Watershed Coordinator

Carson Water Subconservancy District

777 E. William Street, Suite 110A

Carson City, NV 89701

775-887-9005 (p)

775-887-7457 (f)

www.cwsd.org

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How Much Public Space Does a City Need?

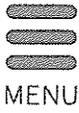
BY GREG SCRUGGS | JANUARY 7, 2015

How much of Manhattan is dedicated to public space? For starters, there's Central Park, but the island's oasis is only 1.3 square miles, 5.6 percent of the borough's land area. You might remember those swaths of green way uptown, like Highbridge Park and Inwood Hill Park (the only natural forest left in Manhattan), but together they're just another one-half square mile, accounting for a mere 2.1 percent. Add in all the well-worn parks from Marcus Garvey to Bryant, the slivers of open space along the rivers, privately-owned public spaces like Occupy's Zuccotti Park, newfangled innovations like the High Line, and Janette Sadik-Khan's pedestrian plazas. Maybe 15 percent at best?

Guess again. When we think about public space, we picture parks and greenways, but overlook the largest single public space asset in any city's rolls: streets. Include the pavement New Yorkers traverse every day in your public space calculation and the city's most prosperous borough hits the magic proportion: 49 percent.

Magic, at least, according to the researchers at UN-Habitat's Global Urban Observatories Unit, who last year released the report *Streets as Public Spaces and Drivers of Urban Prosperity*. They argue that asphalt, hardscaped streets should be counted as public space right alongside our leafy parks and landscaped plazas. Together, they should make up 45 to 50 percent of a city's land area, with 30 to 35 percent of the area occupied by streets and 15 to 20 percent open space. "If less than 30 percent of the land of the city is dedicated to the street pattern, it's a huge error," UN-Habitat Executive Director Dr. Joan Clos says. "If you have less, you will have big congestion problems."

The problems go beyond traffic snarls, according to the UN researchers, who found a correlation between expansive street grids and prosperity. Manhattan, with 36 percent of its area is dedicated to streets and a booming economy, has the largest street grid in the world thanks to a 1811 plan that prioritized a reliable street pattern. Toronto, Barcelona — where Clos served as Mayor — and London, all economically vibrant cities, aren't far behind, while younger and poorer U.S. cities like Phoenix and Los Angeles hit the sub-30 percent danger zone. It's not incidental that Phoenix and L.A. — both car-oriented places that developed with a more suburban form than older cities — have a smaller percentage of their area dedicated to public streets. In these cities and in their suburban peers, large lots and open spaces collude to create a very small overall percentage allocated to streets.



Inspiring Better Cities.

to streets leaders are Hong Kong, with 34 percent and Tokyo, with 29 percent. Both are economic powerhouses. At the bottom of the street-area rankings, all with under 10 percent: Bangui, Central African Republic; Yerevan, Armenia; and Dhaka, Bangladesh.

Clos argues that these cities look more like the Phoenixes of the world than the Manhattans and Barcelonas.

“The pattern of sprawl and suburbanization which is very frequent in the expansion cities of Latin America, Asia, and Africa. The street pattern tends to be less than 10 to 15 percent. This kind of pattern cannot support the future evolution of urbanization,” says Clos. “These parts of the city tend to resist very badly when you want to increase the compactness or density because there is not enough street.”

In the fast-urbanizing global south where new cities are rising out of the ether, a functional street grid can easily fall casualty to a hot real estate market that offers a tidy profit on the centrally located parcels. Take street crossings, for instance, which can be threatened by the sale of land adjacent to busy roads. UN researchers advocate keeping enough land public to ensure construction of at least 80 crossings per square kilometer in fast-growing cities. “Any less and you are certainly going to be in a collapsed city,” Clos says. “Those are not prescriptions, but the consequence of studying the street pattern of the world and correlating it with the congestion in many different matters.”

The report cites Nairobi, where four people were killed on Sunday when a six-story building on a densely populated block collapsed, as a specific example of a city without an adequate street grid. There, the number of intersections per square kilometer barely reaches 40 and many streets lack sidewalks.

But numbers don't tell the whole story. Cities still must be conscious of how they use the precious square feet, after all there is a big difference between St. Petersburg, Russia and Ouagadougou, Burkina Faso, even though they have the same scant 15 percent of area dedicated to streets.

Clos pointed to perennial pedestrian charmers like his native Barcelona, Vienna, Amsterdam, San Francisco, and Budapest as cities that have their streets enough breathing room and also made sure to design them to support a thriving economy. Even if the Greek economy has fallen on hard times, when Athens was made the capital in 1832, a street plan laid out over the 7,000-year-old city helped transform it from a sleepy city of ancient ruins to a metropolis befitting modern Greece.

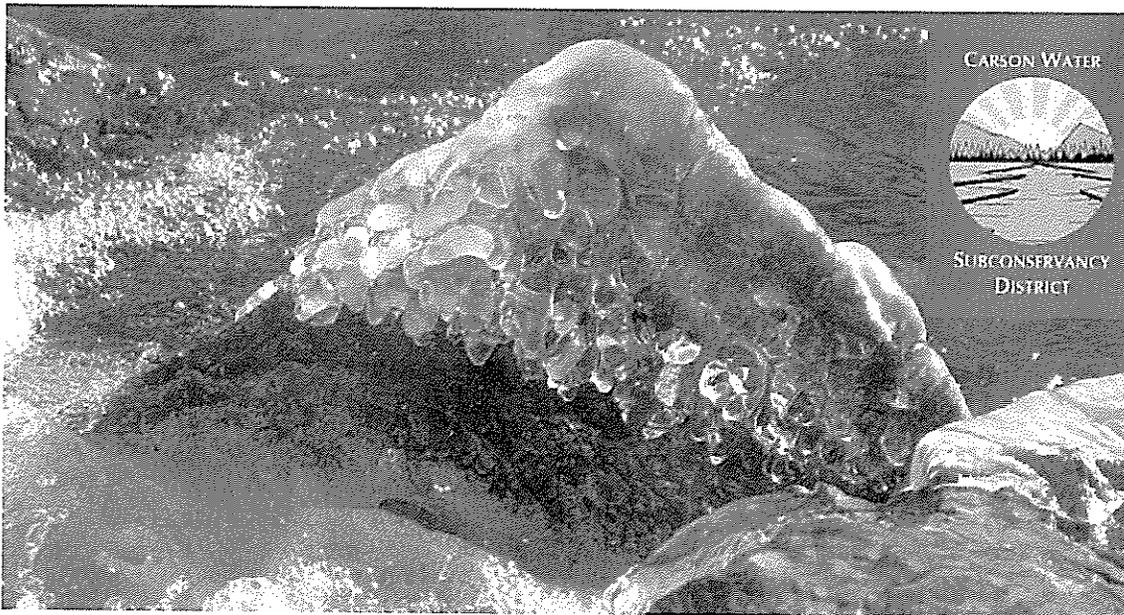
Laying out the streets, however, is only half the battle. Especially in the automobile era, it's vital to make sure they serve more than just car traffic and provide a dynamic streetscape for all users. “It is not just the amount of public space, but its quality of potential use, the process through which it is created and owned, and its governance,” says Ethan Kent, Vice-President of Project for Public Spaces.

Dallaire, Tom

From: Brenda Hunt <brenda@cwsd.org@mail72.at11.rsgsv.net> on behalf of Brenda Hunt <brenda@cwsd.org>
Sent: Tuesday, January 27, 2015 2:46 PM
To: Dallaire, Tom
Subject: Upcoming Events and National Invasive Species Awareness Week 2/22-2/28

Upcoming Events, National Invasive Species
Awareness Week February 22-28, 2015

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Save the Date for a Biochar Workshop - February 18, 2015

Location: CVIC Hall, 1602 Esmeralda Ave, Minden, NV Time: 9am-12pm

Biochar is an organic carbon that is similar to charcoal, but is produced under controlled conditions that make it a natural for amending soil, filtering waste water, and sequestering carbon. This workshop may be of interest to Master Gardeners, farmers, hydrologists, arborists, foresters, urban planners, or anyone else interested in the environmental benefits of specialty carbon!

To register for this FREE workshop, follow this link. For more information, see the workshop flyer, or contact Dusty Moller, UNR-BEP Wood Utilization Specialist at 702-866-5962 or dmoller@unr.edu.

Managing Pinyon-Juniper Expansion in Sagebrush Ecosystems: Next Step for the Bi-State

February 25-26, 2015

CVIC Hall, 1602 Esmeralda Ave, Minden, NV

Forum Purpose/Objectives:

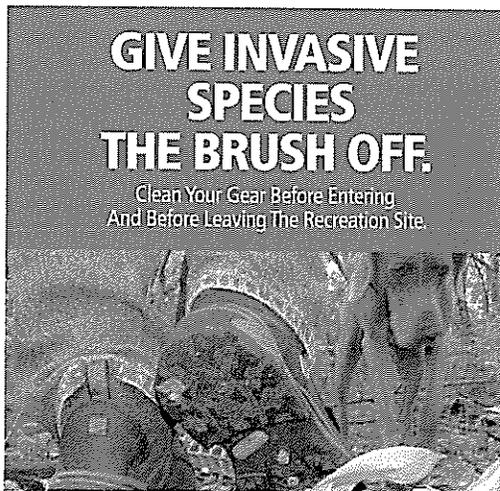
To advance the next step of conservation for Bi-State Sage-grouse populations and achieve prioritization and implementation of large-scale projects through recently committed funding and collaboration between federal and state agencies, NGOs and private individuals.

Registration: <http://monocounty.ca.gov/community-development/page/pinyon-juniper-expansion-forum>

[Click here for the Workshop Agenda](#)

National Invasive Species Awareness Week is February 22-28, 2015

Please mark your calendars and join us in promoting **National Invasive Species Awareness Week February 22-28**. [Click here for a jpg that we encourage you to use that week via your social media, newspaper, email, newsletters, etc.](#) Please pass along, and thanks in advance for helping us to elevate awareness of invasive species issues and encouraging the public to [Play Clean Go!](#)



**GIVE INVASIVE
SPECIES
THE BRUSH OFF.**

Clean Your Gear Before Entering
And Before Leaving The Recreation Site.



National Invasive
Species Awareness
Week
February 22-28th,
2015



Hope you are able to participate!

Brenda Hunt, Carson River Watershed Coordinator

Carson Water Subconservancy District

777 E. William Street, Suite 110A

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Dallaire, Tom

From: Nevada League of Cities & Municipalities <jwalker@nvleague.org>
Sent: Thursday, January 29, 2015 2:29 PM
To: Dallaire, Tom
Subject: City Courier



Nevada League of Cities and Municipalities City Courier

Inside this issue.

**Mayor Pro-Tem Anita Wood Sworn
in as President**

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Summit**

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NLC Early-Bird Registration

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U.S. Communities

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Friends of the League

.....



**NLC&M/NACO Host Local
Government Summit
January 23, 2015**

**North Las Vegas Mayor Pro-
Tem Wood Sworn in as
President**

The League and our friends at the Nevada Association of Counties hosted a Local Government Summit at the City of Henderson Convention Center on January 23, 2015. The LGS was attended by approximately 60 elected officials from across the state. Total attendance was over 110 people.

Mr. Jeremy Aguero, Principle Analyst, Applied Analysis, made a presentation regarding Nevada's tax structure and the fiscal impacts from the Great Recession and subsequent recovery that have been felt by local governments.

The executive directors of the organizations, Wes Henderson (NLC&M) and Jeff Fontaine (NACO) provided a briefing on the activities of the two groups since the last Local Government Summit in 2013 and on the bills that each association submitted for the 2015 Legislative Session.

Items discussed by the elected officials included the impacts of the property tax caps and the statutory annual depreciation of assessed value, term limits, local government autonomy and the upcoming Legislative session.

One concern voiced was the need to ensure that increased funding for education in the state does not adversely impact local governments by a diversion of local government revenue or additional unfunded mandates or by having the responsibility of providing certain services shifted to local governments.

The group also agreed that the joint policy statements adopted by the respective Boards of Directors in 2013 on the diversion of local government revenue, the relinquishment of roads, remote sales, service responsibility, authority of local governments regarding activities on public lands and unfunded mandates were still valid.

City of North Las Vegas Mayor Pro-tem Anita Wood was sworn-in as President of the Nevada League of Cities and Municipalities at the League's Board of Directors meeting held January 22nd at the North Las Vegas City Hall. The

Honorable Kalini Hoo, North Las Vegas Justice Court Judge, administered the oath of office.



The other officers of the League for 2015 are City of Lovelock Mayor Mike Giles, Vice President, City of Sparks Mayor Geno Martini, Secretary/Treasurer and City of West Wendover Mayor Emily Carter, Past President. Joining the officers as at large members of the newly expanded Executive Committee are City of Las Vegas Councilman Steve Ross (large cities), City of Mesquite Councilman Geno Withelder (small cities/large town) and Kingsbury GID Chair Natalie Yanish (small town/GID).

NLC&M Board of Directors Meeting

The League Board of Directors met on January 22nd, at the City of North Las Vegas City Hall. League officers for 2015 were sworn-in at the beginning of the meeting.

The Board heard a presentation regarding the University of Nevada, Reno Cooperative Extension's Living With Fire Program from Ms. Sonya Sistare. Ms. Sistare also briefed the board on the new Fire Adapted Communities program. Both programs seek to educate homeowners on how to prepare for wildfires. These are important programs for our residents, especially those who live in wildland-urban interface areas.

The Board also heard a presentation from Mr. Richard Jost, Director, Fennemore Craig Jones Vargas, on the Private Activity Bond Program administered by the State Department of Business and Industry. This program is a valued tool to finance private activities that enhance our communities. The Board also named the City of Sparks as host of the 2016 NLC&M Annual Conference.

We would like to thank all the elected officials, senior management and staff of our League members for attending this year's Local Government Summit. We would also like to thank the City of Henderson for hosting this year's Local Government Summit.

"Friends of the League"

Diamond Level



Pat Foley
Manager, Nevada
(702) 247-5613
email: Patrick.Foley@wellsfargo.com

Platinum Level



Rob McCoy
Director of Government Affairs
(702) 244-7575
email: robert.c.mccoy@centurylink.com

Gold Level

Early-Bird Registration for the National League of Cities' Congressional Cities Conference ends January 30th.

The "Early-Bird" registration for the National League of Cities' Congressional Conference being held March 7 - 11 in



National League of Cities

Washington, DC will close on January 30th. The NLC website (www.nlc.org) urges municipal leaders to attend and "join more than 1,000 officials from cities and towns across the country to bring the voice of cities to Washington, D.C. With a new session of Congress just getting underway, it will be more important than ever to tell your senators and representatives what is important to you and your community. United with the nation's city leaders, learn about National League of Cities' priorities for federal action in 2015 and advocate on behalf of cities for those priorities."

We encourage our Nevada municipal elected officials and senior management and staff to attend if possible and help ensure that Nevada's voice is part of the conversations that develop national municipal policies. Every year Senator Harry Reid asks us to relay to our members how important it is for our municipal leaders to visit our delegation in DC to convey our thoughts and concerns regarding federal legislation. We are working on arranging meetings with all members of our congressional delegation.

U.S. Communities Announces Contract with Premier

Drive Savings and Efficiencies with Access to a Competitively Bid National Pharmaceutical and Medical-Surgical Supply Contracts Covering More than 100,000 Products



We are excited to announce that Premier has been awarded a multi-year contract to provide a pharmaceutical, medical equipment, supplies and distribution program for U.S. Communities. This exclusive contract was awarded through a competitive solicitation process conducted by lead public



Bob Coyle
Vice President of Government Affairs
(702) 244-7575
email: bcoyle@republicservices.com

Upcoming Events

February 2 - Legislative Session Begins,
Carson City

March 7-11 - NLC Congressional City
Conference, Washington, D.C.

October 13-15, - NLC&M Annual
Conference, City of West Wendover

agency, Dane County, Wisconsin.

Public entities are tasked to save dollars, drive competitive bid processes and manage supplier relationships. To help manage these challenges, Premier has built this comprehensive program for pharmaceuticals (branded, generic and over-the-counter) and medical-surgical supplies. This program will drive savings and efficiencies, while helping you manage your budgets. Premier has partnered with key distribution partners, McKesson Medical-Surgical and AmerisourceBergen to help provide the best products at the lowest prices. Take advantage of immediate savings through this new Premier program. To learn more about this new contract, visit our webinars page to register for an upcoming webinar or download the recorded version.

The Nevada League of Cities and Municipalities is a proud sponsor of the U.S. Communities Government Purchasing Alliance.

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Nevada League of Cities & Municipalities | 310 S. Curry Street | Carson City | NV | 89703

Gardnerville Town Board

AGENDA ACTION SHEET



1. **For Possible Action:** Health and Sanitation & Public Works Departments Monthly Report of activities
2. **Recommended Motion:** Accept as submitted
Funds Available: Yes N/A
3. **Department:** Administration
Prepared by: Carol Louthan
4. **Meeting Date:** February 3, 2015 **Time Requested:** N/A
5. **Agenda:** Consent Administrative
6. **Background Information:**

Residential Accounts	1755
Commercial Accounts	220
Green Waste Accounts	1245
Cleanup Dumpsters	6
X-cans	600
# of new residential accounts	21 accts transferred to new owners - 2 new accts
# of new commercial accounts	3 accts transferred to new owners
Minimum User Accounts	38
Total tons of trash	328.95
Total tons of Greenwaste	18.53

December - Parks: Heritage Park Garden water leak at automatic timer valve not turned off. The flag at Heritage Park has been taken down during the high wind event. Restrooms are shut down completely for the season. The Martin Slough and the additional 30 acre portion of the Martin Slough has been cut down and ready for pre-emergent. Storm cleanup at Cottonwood was removed at the Martin Slough inlet weir because the upper part of the tree was breaking apart with branches overhanging the path.

Public works: Snowplows are on the trucks beginning of the month first good snow. The welcome to Gardnerville sign was destroyed by a wet snow. Christmas decorations on the pavilion have been hard to work around the weather. The Christmas decoration at Christianson Automotive had to be removed after it was hit by probably a delivery truck.

Jan - Parks: Christmas decorations are down throughout town. We coordinated with Minden to impact traffic less. The large cottonwood at the Martin Slough inlet weir has been removed because of all the windfall branches in the tree overhanging the path after the windstorm. Pre-emergent has been Applied throughout the parks and 30 acre open parcel as well as around the barn.

Public works:

We are doing ditch cleaning and ditch burning for the upcoming irrigation season. The town maintenance facility storage racks have been consolidated to make another parking space available for a trash truck.

Next month all Town and park trees we will start a heavy pruning.

7. Other Agency Review of Action: Douglas County

N/A

8. Board Action:

Approved

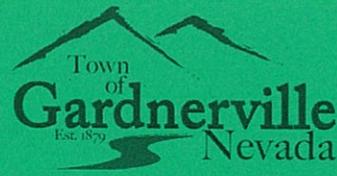
Approved with Modifications

Denied

Continued

Gardnerville Town Board

AGENDA ACTION SHEET



1. **For Possible Action:** Approve January 2015 claims.

2. **Recommended Motion:** Approve as submitted
Funds Available: Yes N/A

3. **Department:** Administration

Prepared by: Carol Louthan

4. **Meeting Date:** February 3, 2015 **Time Requested:** N/A

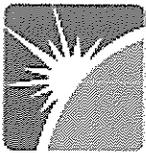
5. **Agenda:** Consent Administrative

6. **Background Information:** See attached.

7. **Other Agency Review of Action:** Douglas County N/A

8. **Board Action:**

- | | |
|-----------------------------------|--|
| <input type="checkbox"/> Approved | <input type="checkbox"/> Approved with Modifications |
| <input type="checkbox"/> Denied | <input type="checkbox"/> Continued |



Accounts Payable by G/L Distribution Report

G/L Date Range 01/01/15 - 01/31/15

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 610 - Gardnerville Town										
Department 921 - Gardnerville Admin										
Account 510.150 - Board Compensation										
4288 - Higuera Lloyd W	1/15 BOARD	GVILLE	Paid by Check # 629366		12/31/2014	01/09/2015	01/09/2015		01/09/2015	250.00
24008 - Jones Cassandra Esq	1/15 BOARD	GVILLE	Paid by Check # 629374		12/31/2014	01/09/2015	01/09/2015		01/09/2015	250.00
28960 - Miller Kenneth	1/15 BOARD	GVILLE	Paid by Check # 629386		12/31/2014	01/09/2015	01/09/2015		01/09/2015	250.00
2969 - Slater Linda	1-15 BOARD	GVILLE	Paid by Check # 629444		12/31/2014	01/09/2015	01/09/2015		01/09/2015	250.00
Account 510.150 - Board Compensation Totals										\$1,000.00
Account 511.201 - PEBS-Ret.Medical										
20219 - NV ST Public Employees	12-14 PREMIUMS	731	Paid by Check # 629230		12/26/2014	01/02/2015	01/02/2015		01/02/2015	8.88
20219 - NV ST Public Employees	1-15 PREMIUMS	731	Paid by Check # 629691		01/13/2015	01/16/2015	01/16/2015		01/16/2015	8.88
Account 511.201 - PEBS-Ret.Medical Totals										\$17.76
Account 520.055 - Telephone Expense										
29103 - Frontier	782-7134 12/14	77578271340502795	Paid by Check # 629191		12/16/2014	01/02/2015	01/02/2015		01/02/2015	101.52
29103 - Frontier	782-3856 12/14	77578238560808025	Paid by Check # 629191		12/16/2014	01/02/2015	01/02/2015		01/02/2015	50.05
13097 - Verizon Wireless	9738138925	842011146-00001	Paid by Check # 630067		01/01/2015	01/23/2015	01/23/2015		01/23/2015	104.36
Account 520.055 - Telephone Expense Totals										\$255.93
Account 520.060 - Postage/Po Box Rent										
25294 - F P Mailing Solutions	RI102240546	600003046	Paid by Check # 629340		12/15/2014	01/09/2015	01/09/2015		01/09/2015	45.00
Account 520.060 - Postage/Po Box Rent Totals										\$45.00
Account 520.064 - Travel										
30060 - LaCost Geoffrey	12/28-31/14	TRAVEL	Paid by Check # 629634		12/28/2014	01/16/2015	01/16/2015		01/16/2015	256.16
Account 520.064 - Travel Totals										\$256.16
Account 520.084 - Replacement & Repair										
11985 - Ace Hardware	095490/1	1236	Paid by Check # 629493		12/10/2014	01/16/2015	01/16/2015		01/16/2015	10.99
Account 520.084 - Replacement & Repair Totals										\$10.99
Account 520.089 - Power										
2924 - NV Energy	791804 12-14	791804	Paid by Check # 629404		12/23/2014	01/09/2015	01/09/2015		01/09/2015	370.15
Account 520.089 - Power Totals										\$370.15

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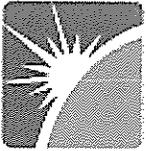


Accounts Payable by G/L Distribution Report

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Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 610 - Gardnerville Town										
Department 921 - Gardnerville Admin										
Account 520.090 - Water										
1429 - Gardnerville Water Company	640.01 12/14	640.01	Paid by Check # 629596		01/05/2015	01/16/2015	01/16/2015	01/16/2015	01/16/2015	21.31
1429 - Gardnerville Water Company	690.01 12/14	690.01	Paid by Check # 629596		01/05/2015	01/16/2015	01/16/2015	01/16/2015	01/16/2015	35.79
				Account 520.090 - Water Totals				Invoice Transactions 2		<u>\$57.10</u>
Account 520.092 - Heating										
3021 - Southwest Gas-Las Vegas	0015779022 12 -14	2410015779022	Paid by Check # 629257		12/16/2014	01/02/2015	01/02/2015	01/02/2015	01/02/2015	112.57
3021 - Southwest Gas-Las Vegas	1072224004 12 -14	2411072224004	Paid by Check # 629257		12/16/2014	01/02/2015	01/02/2015	01/02/2015	01/02/2015	109.56
3021 - Southwest Gas-Las Vegas	1188600002 12 -14	2411188600002	Paid by Check # 629257		12/16/2014	01/02/2015	01/02/2015	01/02/2015	01/02/2015	61.49
				Account 520.092 - Heating Totals				Invoice Transactions 3		<u>\$283.62</u>
Account 520.093 - Utilities-Sewer										
2030 - Minden-Gardnerville Sanitation	15-010290	0296	Paid by Check # 629666		01/01/2015	01/16/2015	01/16/2015	01/16/2015	01/16/2015	66.24
2030 - Minden-Gardnerville Sanitation	15-010581	0594	Paid by Check # 629666		01/01/2015	01/16/2015	01/16/2015	01/16/2015	01/16/2015	20.70
				Account 520.093 - Utilities-Sewer Totals				Invoice Transactions 2		<u>\$86.94</u>
Account 520.098 - Janitorial Services										
27347 - A+ Janitorial Service	TOG1214	GVILLE	Open		12/31/2014	01/30/2015	01/30/2015	01/30/2015	01/30/2015	85.00
				Account 520.098 - Janitorial Services Totals				Invoice Transactions 1		<u>\$85.00</u>
Account 520.136 - Rents & Leases Equipment										
3519 - Xerox Corporation	077606948	716307012	Paid by Check # 629797		01/01/2015	01/16/2015	01/16/2015	01/16/2015	01/16/2015	225.28
				Account 520.136 - Rents & Leases Equipment Totals				Invoice Transactions 1		<u>\$225.28</u>
Account 520.170 - Memberships										
12997 - Do Co Procurement Program	12-14 DALLAIRE	GVILLE	Paid by Check # 629874		12/27/2014	01/23/2015	01/23/2015	01/23/2015	01/23/2015	105.00
				Account 520.170 - Memberships Totals				Invoice Transactions 1		<u>\$105.00</u>
Account 520.187 - Internet Expense										
15887 - Charter Communications	0012509 1/15	8354110060012509	Paid by Check # 629858		01/02/2015	01/23/2015	01/23/2015	01/23/2015	01/23/2015	65.00
				Account 520.187 - Internet Expense Totals				Invoice Transactions 1		<u>\$65.00</u>
Account 521.100 - Professional Services										
27041 - Main Street Gardnerville	10-PYMT 1	GVILLE	Paid by Check # 629644		01/08/2015	01/16/2015	01/16/2015	01/16/2015	01/16/2015	27,000.00
				Account 521.100 - Professional Services Totals				Invoice Transactions 1		<u>\$27,000.00</u>

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Accounts Payable by G/L Distribution Report

G/L Date Range 01/01/15 - 01/31/15

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 610 - Gardnerville Town Department 921 - Gardnerville Admin Account 532.056 - Subscriptions 82612										
30748 - Verdek LLC		GVILLE	Paid by Check # 629774		12/31/2014	01/16/2015	01/16/2015		01/16/2015	255.00
Account 532.056 - Subscriptions Totals Invoice Transactions 1 \$255.00										
Account 533.800 - Office Supplies										
7132 - Accolades	10054	GVILLE	Paid by Check # 629142		12/16/2014	01/02/2015	01/02/2015		01/02/2015	9.70
1998 - Lone Tree Frame Co	970725	GVILLE	Paid by Check # 629641		01/06/2015	01/16/2015	01/16/2015		01/16/2015	69.50
8625 - Macias Studios (Robert)	1 12-14	GVILLE	Paid by Check # 629642		12/30/2014	01/16/2015	01/16/2015		01/16/2015	275.00
12997 - Do Co Procurement Program	12-14 LACOST	GVILLE	Paid by Check # 629874		12/27/2014	01/23/2015	01/23/2015		01/23/2015	1.61
12997 - Do Co Procurement Program	12-14 LOUTHAN	GVILLE	Paid by Check # 629874		12/27/2014	01/23/2015	01/23/2015		01/23/2015	87.41
26465 - Diamond Printing Inc	3512	GVILLE	Open		01/19/2015	01/30/2015	01/30/2015		01/30/2015	30.75
8625 - Macias Studios (Robert)	1 12-14 LOST	GVILLE	Open		12/30/2014	01/30/2015	01/30/2015		01/30/2015	275.00
Account 533.800 - Office Supplies Totals Invoice Transactions 7 \$748.97										
Account 533.806 - Software										
16648 - E Squared C Inc	43106	GVILLE	Paid by Check # 629578		01/05/2015	01/16/2015	01/16/2015		01/16/2015	37.50
Account 533.806 - Software Totals Invoice Transactions 1 Department 921 - Gardnerville Admin Totals Invoice Transactions 34 \$37.50 \$30,905.40										

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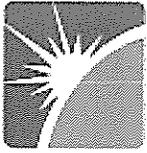


Accounts Payable by G/L Distribution Report

G/L Date Range 01/01/15 - 01/31/15

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 610 - Gardnerville Town										
Department 923 - Parks & Recreation										
Account 520.084 - Replacement & Repair										
11985 - Ace Hardware	095370/1	1236	Paid by Check # 629493		12/05/2014	01/16/2015	01/16/2015		01/16/2015	13.98
11985 - Ace Hardware	095455/1	1236	Paid by Check # 629493		12/09/2014	01/16/2015	01/16/2015		01/16/2015	26.55
13485 - Ahern Rentals Inc	14157181-1	205304	Paid by Check # 629498		12/22/2014	01/16/2015	01/16/2015		01/16/2015	72.99
18821 - Fastenal Industrial/Cons Suppl	NVMIN45440	NVMIN0011	Paid by Check # 629587		12/31/2014	01/16/2015	01/16/2015		01/16/2015	26.88
2121 - Meeks Lumber	849760	06G1570	Paid by Check # 629659		12/24/2014	01/16/2015	01/16/2015		01/16/2015	5.88
2510 - Parts House	592386	4170	Paid by Check # 629702		12/10/2014	01/16/2015	01/16/2015		01/16/2015	35.28
3457 - Western Nevada Supply Company	16065990	71273	Paid by Check # 629789		11/06/2014	01/16/2015	01/16/2015		01/16/2015	62.38
3457 - Western Nevada Supply Company	46055480	71273	Paid by Check # 629789		11/07/2014	01/16/2015	01/16/2015		01/16/2015	220.25
3457 - Western Nevada Supply Company	46067714	71273	Paid by Check # 629789		11/07/2014	01/16/2015	01/16/2015		01/16/2015	151.75
			Account 520.084 - Replacement & Repair Totals				Invoice Transactions 9			\$615.94
2924 - NV Energy	791804 12-14	791804	Paid by Check # 629404		12/23/2014	01/09/2015	01/09/2015		01/09/2015	588.95
			Account 520.089 - Power Totals				Invoice Transactions 1			\$588.95
1429 - Gardnerville Water Company	1373.01 12/14	1373.01	Paid by Check # 629596		01/05/2015	01/16/2015	01/16/2015		01/16/2015	89.50
			Account 520.090 - Water Totals				Invoice Transactions 1			\$89.50
2030 - Minden-Gardnerville Sanitation	15-010763	0778	Paid by Check # 629666		01/01/2015	01/16/2015	01/16/2015		01/16/2015	124.20
			Account 520.093 - Utilities-Sewer Totals				Invoice Transactions 1			\$124.20
24003 - Joe Benigno's Tree Serv Inc	4351	G'VILLE	Paid by Check # 629629		01/01/2015	01/16/2015	01/16/2015		01/16/2015	3,400.00
			Account 520.097 - Maint B&G Totals				Invoice Transactions 1			\$3,400.00
3814 - Flyers Energy LLC	CF50928114.	8308	Paid by Check # 629349		12/15/2014	01/09/2015	01/09/2015		01/09/2015	63.02
			Account 532.003 - Gas & Oil Totals				Invoice Transactions 1			\$63.02

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Accounts Payable by G/L Distribution Report

G/L Date Range 01/01/15 - 01/31/15

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 610 - Gardnerville Town										
Department 923 - Parks & Recreation										
Account 533.802 - Small Equipment										
13485 - Ahern Rentals Inc	14146196-1	205304	Paid by Check # 629498		12/18/2014	01/16/2015	01/16/2015		01/16/2015	521.95
13485 - Ahern Rentals Inc	14146196-2	205304	Paid by Check # 629498		12/18/2014	01/16/2015	01/16/2015		01/16/2015	(521.95)
13485 - Ahern Rentals Inc	14146263-1	205304	Paid by Check # 629498		12/18/2014	01/16/2015	01/16/2015		01/16/2015	521.95
Account 533.802 - Small Equipment Totals										
										Invoice Transactions 3
										\$521.95
Account 533.817 - Small Projects										
11985 - Ace Hardware	095304/1	1236	Paid by Check # 629493		12/03/2014	01/16/2015	01/16/2015		01/16/2015	42.45
11985 - Ace Hardware	095352/1	1236	Paid by Check # 629493		12/04/2014	01/16/2015	01/16/2015		01/16/2015	21.93
11985 - Ace Hardware	095359/1	1236	Paid by Check # 629493		12/05/2014	01/16/2015	01/16/2015		01/16/2015	27.96
13485 - Ahern Rentals Inc	14076304-1	205304	Paid by Check # 629498		12/01/2014	01/16/2015	01/16/2015		01/16/2015	17.99
13485 - Ahern Rentals Inc	14082522-1	205304	Paid by Check # 629498		12/02/2014	01/16/2015	01/16/2015		01/16/2015	39.98
13485 - Ahern Rentals Inc	14093394-1	205304	Paid by Check # 629498		12/04/2014	01/16/2015	01/16/2015		01/16/2015	42.70
18821 - Fastenal Industrial/Cons Suppl	NVMIN45440	NVMIN0011	Paid by Check # 629587		12/31/2014	01/16/2015	01/16/2015		01/16/2015	19.35
12997 - Do Co Procurement Program	12-14 TUTHILL	G'VILLE	Paid by Check # 629874		12/27/2014	01/23/2015	01/23/2015		01/23/2015	19.00
12997 - Do Co Procurement Program	12-14 LACOST	G'VILLE	Paid by Check # 629874		12/27/2014	01/23/2015	01/23/2015		01/23/2015	5.24
12997 - Do Co Procurement Program	12-14 LOCHRIDGE	G'VILLE	Paid by Check # 629874		12/27/2014	01/23/2015	01/23/2015		01/23/2015	18.02
12997 - Do Co Procurement Program	12-14 LOUTHAN	G'VILLE	Paid by Check # 629874		12/27/2014	01/23/2015	01/23/2015		01/23/2015	172.07
74 - Jay Aldrich Photographer	1584	G'VILLE	Paid by Check # 629930		12/08/2014	01/23/2015	01/23/2015		01/23/2015	192.00
Account 533.817 - Small Projects Totals										Invoice Transactions 12
Department 923 - Parks & Recreation Totals										Invoice Transactions 29
										\$618.69
										\$6,022.25

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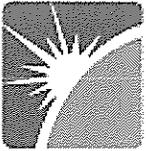


Accounts Payable by G/L Distribution Report

G/L Date Range 01/01/15 - 01/31/15

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 610 - Gardnerville Town										
Department 926 - Other Public Works										
Account 520.084 - Replacement & Repair										
7668 - Airgas USA LLC	9034396663	2897911	Paid by Check # 629144		12/11/2014	01/02/2015	01/02/2015		01/02/2015	418.26
7668 - Airgas USA LLC	9034396664	2897911	Paid by Check # 629144		12/11/2014	01/02/2015	01/02/2015		01/02/2015	785.76
7668 - Airgas USA LLC	9034764717	2897911	Paid by Check # 629144		12/23/2014	01/02/2015	01/02/2015		01/02/2015	570.48
11985 - Ace Hardware	095305/1	1236	Paid by Check # 629493		12/03/2014	01/16/2015	01/16/2015		01/16/2015	19.98
13485 - Ahern Rentals Inc	14091777-1	205304	Paid by Check # 629498		12/08/2014	01/16/2015	01/16/2015		01/16/2015	216.69
13485 - Ahern Rentals Inc	14113753-1	205304	Paid by Check # 629498		12/10/2014	01/16/2015	01/16/2015		01/16/2015	84.67
13485 - Ahern Rentals Inc	14119842-1	205304	Paid by Check # 629498		12/11/2014	01/16/2015	01/16/2015		01/16/2015	5.69
13485 - Ahern Rentals Inc	14141751-1	205304	Paid by Check # 629498		12/17/2014	01/16/2015	01/16/2015		01/16/2015	54.98
13485 - Ahern Rentals Inc	14146196-1	205304	Paid by Check # 629498		12/18/2014	01/16/2015	01/16/2015		01/16/2015	212.31
13485 - Ahern Rentals Inc	14146196-2	205304	Paid by Check # 629498		12/18/2014	01/16/2015	01/16/2015		01/16/2015	(206.81)
13485 - Ahern Rentals Inc	14146263-1	205304	Paid by Check # 629498		12/18/2014	01/16/2015	01/16/2015		01/16/2015	171.85
13485 - Ahern Rentals Inc	14154958-1	205304	Paid by Check # 629498		12/22/2014	01/16/2015	01/16/2015		01/16/2015	3.49
13485 - Ahern Rentals Inc	14171250-1	205304	Paid by Check # 629498		12/31/2014	01/16/2015	01/16/2015		01/16/2015	30.00
18821 - Fastenal Industrial/Cons Suppl	NVMIN45440	NVMIN0011	Paid by Check # 629587		12/31/2014	01/16/2015	01/16/2015		01/16/2015	19.98
12198 - O'Reilly Auto Parts	3530-363573	1075650	Paid by Check # 629693		12/05/2014	01/16/2015	01/16/2015		01/16/2015	2.99
12198 - O'Reilly Auto Parts	3530-363596	1075650	Paid by Check # 629693		12/05/2014	01/16/2015	01/16/2015		01/16/2015	9.89
2510 - Parts House	593238	4170	Paid by Check # 629702		12/16/2014	01/16/2015	01/16/2015		01/16/2015	8.39
Account 520.084 - Replacement & Repair Totals Invoice Transactions 17										<u>\$2,408.60</u>
2924 - NV Energy	791804 12-14	791804	Paid by Check # 629404		12/23/2014	01/09/2015	01/09/2015		01/09/2015	6,962.08
Account 520.095 - Street Lights Totals Invoice Transactions 1										<u>\$6,962.08</u>

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Accounts Payable by G/L Distribution Report

G/L Date Range 01/01/15 - 01/31/15

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Vendor Fund 610 - Gardnerville Town Department 926 - Other Public Works Account 520.103 - Maint Road										
13485 - Ahern Rentals Inc	14076304-1	205304	Paid by Check # 629498		12/01/2014	01/16/2015	01/16/2015		01/16/2015	53.97
271 - Carson Valley Signs	1083 DEPOSIT	GVILLE	Paid by Check # 629540		01/05/2015	01/16/2015	01/16/2015		01/16/2015	1,592.00
18821 - Fastenal Industrial/Cons Suppl	NVMIN45440	NVMIN0011	Paid by Check # 629587		12/31/2014	01/16/2015	01/16/2015		01/16/2015	17.76
Account 520.103 - Maint Road Totals Invoice Transactions 3 \$1,663.73										
7406 - Nevada Blue Ltd Inc	0000217219	GARD1000	Paid by Check # 629673		12/31/2014	01/16/2015	01/16/2015		01/16/2015	671.10
Account 520.107 - Maint Equip Totals Invoice Transactions 1 \$671.10										
4268 - Do Co Vehicle Maintenance	12@14	MOTOR POOL	Open		01/12/2015	01/30/2015	01/30/2015			539.84
Account 520.116 - Veh. Maint-Co Shop TRANSFER Invoice Transactions 1 \$539.84										
3814 - Flyers Energy LLC	CFS0928114.	8308	Paid by Check # 629349		12/15/2014	01/09/2015	01/09/2015		01/09/2015	435.94
3814 - Flyers Energy LLC	CFS0935765	8308	Paid by Check # 629895		12/31/2014	01/23/2015	01/23/2015		01/23/2015	191.71
Account 532.003 - Gas & Oil Totals Invoice Transactions 2 \$627.65										
30817 - Jim Groth Excavation	1203	GVILLE	Open		01/16/2015	01/30/2015	01/30/2015			6,365.00
15836 - Summit Plumbing LLC	50189	GVILLE	Open		01/06/2015	01/30/2015	01/30/2015			1,012.42
Account 532.019 - Storm Drain Maintenance Totals Invoice Transactions 2 \$7,377.42										

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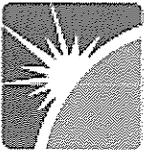


Accounts Payable by G/L Distribution Report

G/L Date Range 01/01/15 - 01/31/15

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 610 - Gardnerville Town										
Department 926 - Other Public Works										
Account 532.028 - Uniforms										
4287 - Red Wing Shoe Store	660000004355	GVILLE	Paid by Check # 629243		12/19/2014	01/02/2015	01/02/2015		01/02/2015	173.36
5785 - Alisco Inc	LEN986376	000330	Paid by Check # 629289		12/02/2014	01/09/2015	01/09/2015		01/09/2015	4.50
5785 - Alisco Inc	LEN988463	000330	Paid by Check # 629289		12/09/2014	01/09/2015	01/09/2015		01/09/2015	4.39
5785 - Alisco Inc	LEN990514	000330	Paid by Check # 629289		12/16/2014	01/09/2015	01/09/2015		01/09/2015	4.39
5785 - Alisco Inc	LEN992575	000330	Paid by Check # 629289		12/23/2014	01/09/2015	01/09/2015		01/09/2015	4.39
5785 - Alisco Inc	LEN994692	000330	Paid by Check # 629289		12/30/2014	01/09/2015	01/09/2015		01/09/2015	4.39
13485 - Ahern Rentals Inc	14080948-1	205304	Paid by Check # 629498		12/02/2014	01/16/2015	01/16/2015		01/16/2015	56.25
13485 - Ahern Rentals Inc	14083070-1	205304	Paid by Check # 629498		12/02/2014	01/16/2015	01/16/2015		01/16/2015	43.13
13485 - Ahern Rentals Inc	14106780-1	205304	Paid by Check # 629498		12/09/2014	01/16/2015	01/16/2015		01/16/2015	28.13
Account 532.028 - Uniforms Totals										\$322.93
Account 532.116 - Crack Seal Maintenance										
5352 - Construction Sealants & Supply	R95817	GARDNT	Paid by Check # 629864		12/18/2014	01/23/2015	01/23/2015		01/23/2015	454.47
5352 - Construction Sealants & Supply	R95915	GARDNT	Paid by Check # 629864		12/30/2014	01/23/2015	01/23/2015		01/23/2015	1,921.46
Account 532.116 - Crack Seal Maintenance Totals										\$2,375.93
Account 562.000 - Capital Projects										
30785 - Major Drilling Environmental, LLC	IN004063	TOWGAR	Paid by Check # 629213		12/23/2014	01/02/2015	01/02/2015		01/02/2015	17,067.00
2514 - Stowell Candace	2014-7	GVILLE	Paid by Check # 629748		12/31/2014	01/16/2015	01/16/2015		01/16/2015	175.00
7332 - Alpha Analytical Inc	89859	MGATOG	Paid by Check # 629813		01/12/2015	01/23/2015	01/23/2015		01/23/2015	335.00
7332 - Alpha Analytical Inc	89860	MGATOG	Paid by Check # 629813		01/12/2015	01/23/2015	01/23/2015		01/23/2015	910.00
7332 - Alpha Analytical Inc	89861	MGATOG	Paid by Check # 629813		01/12/2015	01/23/2015	01/23/2015		01/23/2015	2,010.00
14825 - McGinley and Associates Inc	12548	GVILLE	Open		07/31/2014	01/30/2015	01/30/2015		01/30/2015	580.00
14825 - McGinley and Associates Inc	12675	GVILLE	Open		08/31/2014	01/30/2015	01/30/2015		01/30/2015	190.00
Account 562.000 - Capital Projects Totals										Invoice Transactions 7
Department 926 - Other Public Works Totals										Invoice Transactions 45
Fund 610 - Gardnerville Town Totals										Invoice Transactions 108

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Accounts Payable by G/L Distribution Report

G/L Date Range 01/01/15 - 01/31/15

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 611 - Gardnerville Health & Sanitation										
Department 925 - Health & Sanitation										
Account 510.150 - Board Compensation										
4288 - Figuera Lloyd W	1/15 BOARD	G'VILLE	Paid by Check # 629366		12/31/2014	01/09/2015	01/09/2015		01/09/2015	250.00
24008 - Jones Cassandra Esq	1/15 BOARD	G'VILLE	Paid by Check # 629374		12/31/2014	01/09/2015	01/09/2015		01/09/2015	250.00
28960 - Miller Kenneth	1/15 BOARD	G'VILLE	Paid by Check # 629386		12/31/2014	01/09/2015	01/09/2015		01/09/2015	250.00
2969 - Slater Linda	1-15 BOARD	G'VILLE	Paid by Check # 629444		12/31/2014	01/09/2015	01/09/2015		01/09/2015	250.00
	Account 510.150 - Board Compensation Totals							Invoice Transactions 4		\$1,000.00
29103 - Frontier	782-7134 12/14	77578271340502795	Paid by Check # 629191		12/16/2014	01/02/2015	01/02/2015		01/02/2015	101.52
29103 - Frontier	782-3856 12/14	77578238560808025	Paid by Check # 629191		12/16/2014	01/02/2015	01/02/2015		01/02/2015	50.06
13097 - Verizon Wireless	9738138925	842011146-00001	Paid by Check # 630067		01/01/2015	01/23/2015	01/23/2015		01/23/2015	104.36
	Account 520.055 - Telephone Expense Totals							Invoice Transactions 3		\$255.94
25294 - F P Mailing Solutions	RI102240546	600003046	Paid by Check # 629340		12/15/2014	01/09/2015	01/09/2015		01/09/2015	45.00
	Account 520.060 - Postage/Po Box Rent Totals							Invoice Transactions 1		\$45.00

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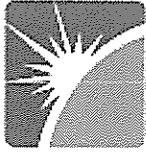


Accounts Payable by G/L Distribution Report

G/L Date Range 01/01/15 - 01/31/15

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 611 - Gardnerville Health & San										
Department 925 - Health & Sanitation										
Account 520.084 - Replacement & Repair										
3890 - Arata Equipment Co.	1-80732	1015	Paid by Check # 629295		12/19/2014	01/09/2015	01/09/2015		01/09/2015	378.12
5591 - Silver State International Trucks Inc	N26874	71641	Paid by Check # 629440		12/16/2014	01/09/2015	01/09/2015		01/09/2015	6,117.41
11985 - Ace Hardware	095490/1	1236	Paid by Check # 629493		12/10/2014	01/16/2015	01/16/2015		01/16/2015	10.99
18821 - Fastenal Industrial/Cons Suppl	NVMIN45440	NVMIN0011	Paid by Check # 629587		12/31/2014	01/16/2015	01/16/2015		01/16/2015	6.81
8043 - Mark Smith Tire Center Inc	71700092829	A17-14675	Paid by Check # 629646		12/15/2014	01/16/2015	01/16/2015		01/16/2015	1,804.72
12198 - O'Reilly Auto Parts	3530-362980	1075650	Paid by Check # 629693		12/01/2014	01/16/2015	01/16/2015		01/16/2015	15.98
12198 - O'Reilly Auto Parts	3530-363565	1075650	Paid by Check # 629693		12/05/2014	01/16/2015	01/16/2015		01/16/2015	9.99
12198 - O'Reilly Auto Parts	3530-363820	1075650	Paid by Check # 629693		12/06/2014	01/16/2015	01/16/2015		01/16/2015	19.99
12198 - O'Reilly Auto Parts	3530-364686	1075650	Paid by Check # 629693		12/12/2014	01/16/2015	01/16/2015		01/16/2015	32.05
12198 - O'Reilly Auto Parts	3530-364693	1075650	Paid by Check # 629693		12/12/2014	01/16/2015	01/16/2015		01/16/2015	300.65
12198 - O'Reilly Auto Parts	3530-366350	1075650	Paid by Check # 629693		12/23/2014	01/16/2015	01/16/2015		01/16/2015	55.98
7198 - Consolidated Fabricators	169787	TOWN01	Paid by Check # 629863		12/29/2014	01/23/2015	01/23/2015		01/23/2015	311.50
Account 520.084 - Replacement & Repair Totals Invoice Transactions 12										
2924 - NV Energy	791804 12-14	791804	Paid by Check # 629404		12/23/2014	01/09/2015	01/09/2015		01/09/2015	219.56
Account 520.089 - Power Totals Invoice Transactions 1										
1429 - Gardnerville Water Company	640.01 12/14	640.01	Paid by Check # 629596		01/05/2015	01/16/2015	01/16/2015		01/16/2015	21.30
1429 - Gardnerville Water Company	690.01 12/14	690.01	Paid by Check # 629596		01/05/2015	01/16/2015	01/16/2015		01/16/2015	35.80
1429 - Gardnerville Water Company	1438	2	Paid by Check # 629596		01/05/2015	01/16/2015	01/16/2015		01/16/2015	.69
1429 - Gardnerville Water Company	1449	2	Paid by Check # 629596		01/05/2015	01/16/2015	01/16/2015		01/16/2015	2.22
Account 520.090 - Water Totals Invoice Transactions 4										
										<u>\$9,064.19</u>
										<u>\$219.56</u>
										<u>\$60.01</u>

30
11

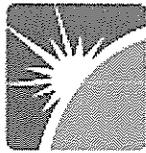


Accounts Payable by G/L Distribution Report

G/L Date Range 01/01/15 - 01/31/15

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 611 - Gardnerville Health & Sanitation										
Department 925 - Health & Sanitation										
Account 520.092 - Heating										
3021 - Southwest Gas-Las Vegas	0015779022 12 -14	2410015779022	Paid by Check # 629257		12/16/2014	01/02/2015	01/02/2015		01/02/2015	112.58
3021 - Southwest Gas-Las Vegas	1072224004 12 -14	2411072224004	Paid by Check # 629257		12/16/2014	01/02/2015	01/02/2015		01/02/2015	109.56
3021 - Southwest Gas-Las Vegas	1188600002 12 -14	2411188600002	Paid by Check # 629257		12/16/2014	01/02/2015	01/02/2015		01/02/2015	184.47
				Account 520.092 - Heating Totals				Invoice Transactions 3		\$406.61
Account 520.093 - Utilities-Sewer										
2030 - Minden-Gardnerville Sanitation	15-010290	0296	Paid by Check # 629666		01/01/2015	01/16/2015	01/16/2015		01/16/2015	66.24
2030 - Minden-Gardnerville Sanitation	15-010581	0594	Paid by Check # 629666		01/01/2015	01/16/2015	01/16/2015		01/16/2015	20.70
				Account 520.093 - Utilities-Sewer Totals				Invoice Transactions 2		\$86.94
Account 520.098 - Janitorial Services										
27347 - A+ Janitorial Service	TOG1214	GVILLE	Open		12/31/2014	01/30/2015	01/30/2015			85.00
				Account 520.098 - Janitorial Services Totals				Invoice Transactions 1		\$85.00
Account 520.136 - Rents & Leases Equipment										
3519 - Xerox Corporation	077606948	716307012	Paid by Check # 629797		01/01/2015	01/16/2015	01/16/2015		01/16/2015	225.27
				Account 520.136 - Rents & Leases Equipment Totals				Invoice Transactions 1		\$225.27
Account 520.187 - Internet Expense										
15887 - Charter Communications	0012509 1/15	8354110060012509	Paid by Check # 629858		01/02/2015	01/23/2015	01/23/2015		01/23/2015	65.00
				Account 520.187 - Internet Expense Totals				Invoice Transactions 1		\$65.00
Account 520.197 - Landfill Expense										
15853 - Carson City Landfill	228079 12-14	228079	Paid by Check # 629535		01/05/2015	01/16/2015	01/16/2015		01/16/2015	14,426.34
9016 - Douglas Disposal Inc	40990612 12/14	40990612	Paid by Check # 629880		01/01/2015	01/23/2015	01/23/2015		01/23/2015	8,216.94
				Account 520.197 - Landfill Expense Totals				Invoice Transactions 2		\$22,643.28
Account 532.003 - Gas & Oil										
3814 - Flyers Energy LLC	CF50928114.	8308	Paid by Check # 629349		12/15/2014	01/09/2015	01/09/2015		01/09/2015	1,209.19
3814 - Flyers Energy LLC	CF50935765	8308	Paid by Check # 629895		12/31/2014	01/23/2015	01/23/2015		01/23/2015	1,064.40
				Account 532.003 - Gas & Oil Totals				Invoice Transactions 2		\$2,273.59

3-12



Accounts Payable by G/L Distribution Report

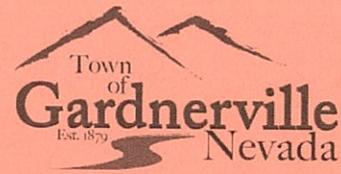
G/L Date Range 01/01/15 - 01/31/15

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 611 - Gardnerville Health & Sanitation										
Department 925 - Health & Sanitation										
Account 532.028 - Uniforms										
4287 - Red Wing Shoe Store	660000004355	G'VILLE	Paid by Check # 629743		12/19/2014	01/02/2015	01/02/2015		01/02/2015	173.37
5785 - Alisco Inc	REN986376	000330	Paid by Check # 629289		12/02/2014	01/09/2015	01/09/2015		01/09/2015	4.51
5785 - Alisco Inc	REN988463	000330	Paid by Check # 629289		12/09/2014	01/09/2015	01/09/2015		01/09/2015	4.39
5785 - Alisco Inc	REN990514	000330	Paid by Check # 629289		12/16/2014	01/09/2015	01/09/2015		01/09/2015	4.39
5785 - Alisco Inc	REN992575	000330	Paid by Check # 629289		12/23/2014	01/09/2015	01/09/2015		01/09/2015	4.39
5785 - Alisco Inc	REN994692	000330	Paid by Check # 629289		12/30/2014	01/09/2015	01/09/2015		01/09/2015	4.39
13485 - Ahern Rentals Inc	14080948-1	205304	Paid by Check # 629498		12/02/2014	01/16/2015	01/16/2015		01/16/2015	56.25
13485 - Ahern Rentals Inc	14083070-1	205304	Paid by Check # 629498		12/02/2014	01/16/2015	01/16/2015		01/16/2015	43.12
13485 - Ahern Rentals Inc	14106780-1	205304	Paid by Check # 629498		12/09/2014	01/16/2015	01/16/2015		01/16/2015	28.12
				Account 532.028 - Uniforms Totals				Invoice Transactions 9		\$322.93
7132 - Accolades	Account 533.800 - Office Supplies 10054	G'VILLE	Paid by Check # 629142		12/16/2014	01/02/2015	01/02/2015		01/02/2015	9.70
26465 - Diamond Printing Inc	8473	G'VILLE	Paid by Check # 629567		01/02/2015	01/16/2015	01/16/2015		01/16/2015	523.54
1998 - Lone Tree Frame Co	970725	G'VILLE	Paid by Check # 629641		01/06/2015	01/16/2015	01/16/2015		01/16/2015	69.50
8625 - Macias Studios (Robert)	1 12-14	G'VILLE	Paid by Check # 629642		12/30/2014	01/16/2015	01/16/2015		01/16/2015	275.00
12997 - Do Co Procurement Program	12-14 LOUTHAN	G'VILLE	Paid by Check # 629874		12/27/2014	01/23/2015	01/23/2015		01/23/2015	87.41
26465 - Diamond Printing Inc	3512	G'VILLE	Open		01/19/2015	01/30/2015	01/30/2015		01/30/2015	30.75
8625 - Macias Studios (Robert)	1 12-14 LOST	G'VILLE	Open		12/30/2014	01/30/2015	01/30/2015		01/30/2015	275.00
				Account 533.800 - Office Supplies Totals				Invoice Transactions 7		\$1,270.90
16648 - E Squared C Inc	43106	G'VILLE	Paid by Check # 629578		01/05/2015	01/16/2015	01/16/2015		01/16/2015	37.50
				Account 533.806 - Software Totals				Invoice Transactions 1		\$37.50
				Department 925 - Health & Sanitation Totals				Invoice Transactions 54		\$38,061.72
				Fund 611 - Gardnerville Health & San Totals				Invoice Transactions 54		\$38,061.72
				Grand Totals				Invoice Transactions 162		\$119,205.65

* = Prior Fiscal Year Activity

3
1
2

Gardnerville Town Board
AGENDA ACTION SHEET



1. **For Possible Action:** Approve appointment of Linda Dibble to the Main Street Board of Directors.

2. **Recommended Motion: Approve**
Funds Available: Yes N/A

3. **Department: Main Street Gardnerville**

4. **Prepared by: Paula Lochridge**

5. **Meeting Date: February 3, 2015** **Time Requested: N/A**

6. **Agenda:** Consent Administrative

Background Information: Main Street Board recommends that the appointment go to Linda Dibble.
See attached applications.

7. **Other Agency Review of Action:** Douglas County N/A

8. **Board Action:**

- Approved
- Denied
- Approved with Modifications
- Continued



APPLICATION TO SERVE AS A BOARD MEMBER MAIN STREET GARDNERVILLE PROGRAM

The M.S.G. Board meets the third Tuesday of each month,
6 pm, at the Town Hall, 1407 Hwy 395, Gardnerville

Thank you for having the interest and taking the time to complete this brief application. Please complete the application to the best of your ability, and again thank you for your interest!

Name: PAT CARDINAL E-Mail: _____
Address: _____ Phone: _____
Business Address: retired
City: GARDNERVILLE State: NV Zip: 89460

Why are you interested in serving on the Main Street Gardnerville Board?
I would like to help promote the town that I have lived in for the past 30 years

Please briefly describe any business and/or professional experience you could bring to your service on the Board:
I have been President of Carson Valley Sertoma Twice; President of the St Gall Women's Society Three times; member of Toastmasters; worked at RE/MAX Realty Affiliates as office manager & bookkeeper - 18 years.

Do you have any direct or indirect experience with the National Main Street Program?
No

Please describe any special skills you would bring to your service on the Board:
I am a hard worker; good communicator; outgoing; like to meet new people and take on new projects.

Which one of these four main points do you think your experience and participation would be of the most benefit to M.S.G.: Organization, Promotion, Design, or Economic Restructuring?
Promotion

The Board will likely come up with projects within the framework of the Main Street Program. Are there any projects that you particularly have interest in seeing completed downtown? Why?
I would like to see some of the old buildings revitalized and bring new exciting businesses to the area. I believe this would bring in more tourism & raise the economy.

I'm willing to invest a minimum of 5 hours per month in the future of our downtown () Yes

If selected, what date would you be available to begin serving on the board? JANUARY 2015

Thank you again for completing this application, and for your interest in the Main Street Gardnerville Program. We will contact you as soon as possible regarding your application.

Signature: Pat Cardinal Date: 12/23/14

Ph: 775.782.8027

Main Street Gardnerville
1407 Main Street (Hwy 395 N), Gardnerville, NV 89410

Fax: 775.782.7135

www.mainstreetgardnerville.org

Main Street Gardnerville is a non-profit corporation and an equal opportunity provider.



JUN 13 2014

APPLICATION TO SERVE AS A BOARD MEMBER MAIN STREET GARDNERVILLE PROGRAM

The M.S.G. Board meets the third Wednesday of each month,
6 pm, at the Town Hall, 1407 Hwy 395, Gardnerville

Thank you for having the interest and taking the time to complete this brief application. Please complete the application to the best of your ability, and again thank you for your interest!

Name: JOHN TAMMELL E-Mail: _____
Address: _____
Business Address: WORK OUT OF HOME Phone: _____
City: GARDNERVILLE State: NV Zip: 89410

Why are you interested in serving on the Main Street Gardnerville Board?
I JUST JOINED THE COMMUNITY AND WOULD LIKE TO BE INVOLVED.

Please briefly describe any business and/or professional experience you could bring to your service on the Board:
I WAS AN INSURANCE AGENT FOR 37 YEARS, VOLUNTEERED FOR WALK AMERICA - THE MARCH OF DIMES, WORKED WITH THE (LAWYERS) - CA - BUSINESS AND COMMUNITY ASSOCIATION, AND WAS SECRETARY FOR A H.O.A., ALL WORKING WITH THE PUBLIC.

Do you have any direct or indirect experience with the National Main Street Program?
NO.

Please describe any special skills you would bring to your service on the Board:
I GET ALONG WELL WITH OTHERS AND AM ENTHUSIASTIC ABOUT WHERE I LIVE.

Which one of these four main points do you think your experience and participation would be of the most benefit to M.S.G.: Organization, Promotion, Design, or Economic Restructuring?
I CAN ADAPT TO ANY NEED.

The Board will likely come up with projects within the framework of the Main Street Program. Are there any projects that you particularly have interest in seeing completed downtown? Why?
SINCE I AM NEW TO THE AREA, I'M NOT AWARE OF THE PROJECTS.

I'm willing to invest 5-10 hours per month in the future of our downtown () Yes
If selected, what date would you be available to begin serving on the board? ANYTIME.

Thank you again for completing this application, and for your interest in the Main Street Gardnerville Program. We will contact you as soon as possible regarding your application.

Signature: [Handwritten Signature] Date: 6/13/14

Ph: 775.782.8027 Main Street Gardnerville
1407 Main Street (Hwy 395 N), Gardnerville, NV 89410
www.mainstreetgardnerville.org Fax: 775.782.7135
Main Street Gardnerville is an equal opportunity provider.



**APPLICATION TO SERVE AS A BOARD MEMBER
MAIN STREET GARDNERVILLE PROGRAM**

*The M.S.G. Board meets the third Wednesday of each month,
6 pm, at the Town Hall, 1407 Hwy 395, Gardnerville*

Thank you for having the interest and taking the time to complete this brief application. Please complete the application to the best of your ability, and again thank you for your interest!

Name: LINDA DIBBLE E-Mail: _____

Address: _____ Phone: _____

Business Address: N/A

City: GARDNERVILLE State: NV Zip: 89410

Why are you interested in serving on the Main Street Gardnerville Board? SEE ADDENDUM

Please briefly describe any business and/or professional experience you could bring to your service on the Board:

Do you have any direct or indirect experience with the National Main Street Program?

Please describe any special skills you would bring to your service on the Board:

Which one of these four main points do you think your experience and participation would be of the most benefit to M.S.G.: Organization, Promotion, Design, or Economic Restructuring?

The Board will likely come up with projects within the framework of the Main Street Program. Are there any projects that you particularly have interest in seeing completed downtown? Why?

I'm willing to invest 5-10 hours per month in the future of our downtown () yes

If selected, what date would you be available to begin serving on the board? _____

Thank you again for completing this application, and for your interest in the Main Street Gardnerville Program. We will contact you as soon as possible regarding your application.

Signature: Linda Dibble

Date: 1/6/2014

Ph: 775.782.8027

Main Street Gardnerville
1407 Main Street (Hwy 395 N), Gardnerville, NV 89410
www.mainstreetgardnerville.org

Fax: 775.782.7135

Main Street Gardnerville is an equal opportunity provider.

ADDENDUM TO
APPLICATION TO SERVE AS A BOARD MEMBER
MAIN STREET GARDNERVILLE PROGRAM

Completed by: Linda Dibble

Why are you interested in serving on the Main Street Gardnerville Board?

I've been involved in various MSG activities since 2009 and have served as the Flower Committee Chair since 2010. I feel there is another level of commitment to the community I can provide by serving on the board.

Please briefly describe any business and/or professional experience you could bring to your service on the Board.

I retired from the Lawrence Livermore National Laboratory as a Senior Administrator. In that position I was responsible for representing the Lab on various outside educational committees as well as managing Computer Security training for 8000+ employees. My position called upon my skills to negotiate and resolve issues and communicate professionally in both the written and spoken word. I also organized meetings, training sessions, and conferences for 400+ attendees.

Do you have any direct or indirect experience with the National Main Street Program?

I have had some limited contact with individuals via email at the national level while responding to inquires about our Flower Committee projects. My only other knowledge of the national program has been through our local program manager, Paula Lochridge, who provides clear guidance about how our program follows the national guidelines.

Please provide any special skills you would bring to your service on the Board.

As the Flower Committee Chair and a member of both the Design Committee and the Heritage Park Committee, I believe my track record speaks for itself. I am an ambassador for the Main Street Program representing it in various business and social arenas. I have great organizational and communication skills. I am dependable and always follow through on my commitments. I am willing to take on new challenges but also able to recognize when the request is beyond my capabilities.

Which one of these four main points do you think your experience and participation would be of the most benefit to M.S.G.: Organization, Promotion, Design, or Economic Restructuring?

I am currently serving on the Design Committee and also volunteer for numerous events on both the Organization and Promotion Committees. The experience I bring currently serves me well in all three of these areas thus I would chose to continue where and when possible.

The Board will likely come up with projects within the framework of the Main Street Program. Are there any projects that you particularly have interest in seeing completed downtown? Why?

There are still a number of buildings that detract from an otherwise quaint, attractive downtown. I would like to find additional ways to work with the owners/landlords to encourage more pride in their property. Also, I continually get asked by merchants outside of the Main Street District why they can't participate in specific events, i.e., wine walks, adopt-a-pot program, etc. I would like to better understand the limitations on their being excluded and look at alternative possibilities to include them. Perhaps we need to revisit the current district boundaries and consider expanding them now that the town has grown since the inception of the program.

I am willing to invest 5-10 hours per month in the future of our downtown.

Yes. Again my track record speaks for itself. I invested 400+ hours in this past calendar year. My only limitations will be sporadically through the summer due to twin grandbabies due in May as well as volunteer commitments to the Master Gardener Program and as the Program Manager for a local gardening group.

If selected, what date would you be available to begin serving on the board?

If selected, I can begin immediately.

Gardnerville Town Board



AGENDA ACTION SHEET

1. **For Possible Action:** Discussion to accept legal counsel's summary of claims for tortious conduct as required annually per NRS 41.0385, with public comment prior to Board action.

2. **Recommended Motion:** Accept legal counsel's summary of claims for tortious conduct as required annually by NRS 41.0385.

Funds Available: Yes N/A

3. **Department:** Administration

Prepared by: Tom Dallaire

4. **Meeting Date:** February 3, 2015 **Time Requested:** 5 minutes

5. **Agenda:** Consent Administrative

Background Information: See attached

6. **Other Agency Review of Action:** Douglas County N/A

7. **Board Action:**

Approved

Approved with Modifications

Denied

Continued

ROWE HALES YTURBIDE

A LIMITED LIABILITY PARTNERSHIP

ATTORNEYS AT LAW

RECEIVED
JAN 20 2015

P.O. Box 2080
1638 Esmeralda Avenue
Minden, NV 89423

Telephone (775) 782-8141
Facsimile (775) 782-3685

BY: Michael Smiley Rowe
James R. Hales
Jennifer A. Yturbide

MEMORANDUM

To: Tom Dallaire, Town Manager
Town of Gardnerville

From: Rowe Hales Yturbide, LLP *RL*

Subject: Summary of All Claims - 2014

Date: 15 January 2015

As I have reported to the Board in the past, NRS 41.0385 requires that an attorney who acts on behalf of each local government as its general counsel shall compile and file with the Clerk of the governing body a Summary of All Claims made against that governing body for tortious conduct. The statute further requires that the summary is a public record and must be open to inspection.

The NRS require that the Summary of Claims report made by counsel to the governing body must be filed with the governing body on or before 1 February of each year. The time covered by each report is the preceding calendar year.

Fortunately, this job is made much easier by the Town's enrollment with the Nevada Public Agency Insurance Pool ("Pool"). Every year the Pool submits a summary of claims, a copy of which is attached for the Board's review.

Please include a copy of this memorandum, and the Pool's accompanying summary, in the Board's packet for the next agenda for review, comment by the public, if any, and a motion, duly made and seconded, to accept the annual Summary of Claims report for the year 2014 as submitted by this office and the Pool.

As the Board will ascertain from the enclosure, the 2014 summary is positive. There was one claim paid for property damage to John Scott, and there are no open or unpaid claims.

**SUMMARY OF CLAIMS
FOR 2014
TOWN OF GARDNERVILLE**

No admission is made for any liability for such claim or any amount requested for any claim. This report is prepared pursuant to statutory requirements.

TOTAL OF ALL CATEGORIES (I - III)

TOTALS:	P#	<u>1</u>	P\$	<u>462.50</u>
	O#	<u>0</u>	O\$	<u>0</u>
	J#	<u>0</u>	J\$	<u>0</u>
	C#	<u>0</u>		

See attached for detailed breakdown per category of wrong alleged.

STATUS CODES:

P =Paid
O =Open or Pending
J =Judgment entered but not Paid
C =Closed with no payment

Amounts shown include fees and costs (if any).

I. Law Enforcement Liability

A. Assault / Battery / Excessive Use of Force

<u>Claimant Name</u>	<u>Status</u>	<u>Amount Claimed</u>	<u>Judgment Amount</u>	<u>Amount Paid</u>
----------------------	---------------	-----------------------	------------------------	--------------------

TOTALS:

P#	<u>0</u>	P\$	<u>0</u>
O#	<u>0</u>	O\$	<u>0</u>
J#	<u>0</u>	J\$	<u>0</u>
C#	<u>0</u>		

B. False Arrest / False Imprisonment

<u>Claimant Name</u>	<u>Status</u>	<u>Amount Claimed</u>	<u>Judgment Amount</u>	<u>Amount Paid</u>
----------------------	---------------	-----------------------	------------------------	--------------------

TOTALS:

P#	<u>0</u>	P\$	<u>0</u>
O#	<u>0</u>	O\$	<u>0</u>
J#	<u>0</u>	J\$	<u>0</u>
C#	<u>0</u>		

C. Automobile Liability

<u>Claimant Name</u>	<u>Status</u>	<u>Amount Claimed</u>	<u>Judgment Amount</u>	<u>Amount Paid</u>
----------------------	---------------	-----------------------	------------------------	--------------------

TOTALS:

P#	<u>0</u>	P\$	<u>0</u>
O#	<u>0</u>	O\$	<u>0</u>
J#	<u>0</u>	J\$	<u>0</u>
C#	<u>0</u>		

D. Other

<u>Claimant Name</u>	<u>Status</u>	<u>Amount Claimed</u>	<u>Judgment Amount</u>	<u>Amount Paid</u>
----------------------	---------------	-----------------------	------------------------	--------------------

TOTALS:

P#	<u>0</u>	P\$	<u>0</u>
O#	<u>0</u>	O\$	<u>0</u>
J#	<u>0</u>	J\$	<u>0</u>
C#	<u>0</u>		

E. Total of Categories I. A-D:

TOTALS:

P#	<u>0</u>	P\$	<u>0</u>
O#	<u>0</u>	O\$	<u>0</u>
J#	<u>0</u>	J\$	<u>0</u>
C#	<u>0</u>		

II. Negligent Injury (Other than auto or law enforcement)

A. Bodily Injury

<u>Claimant Name</u>	<u>Status</u>	<u>Amount Claimed</u>	<u>Judgment Amount</u>	<u>Amount Paid</u>
----------------------	---------------	-----------------------	------------------------	--------------------

TOTALS:	P#	0	P\$	0
	O#	0	O\$	0
	J#	0	J\$	0
	C#	0		

B. Property Damage

<u>Claimant Name</u>	<u>Status</u>	<u>Amount Claimed</u>	<u>Judgment Amount</u>	<u>Amount Paid</u>
SHOP SMALL NORTHERN NEVADA	P	462.50		462.50

TOTALS:	P#	1	P\$	462.50
	O#	0	O\$	0
	J#	0	J\$	0
	C#	0		

C. Libel, Slander, Defamation

<u>Claimant Name</u>	<u>Status</u>	<u>Amount Claimed</u>	<u>Judgment Amount</u>	<u>Amount Paid</u>
----------------------	---------------	-----------------------	------------------------	--------------------

TOTALS:	P#	0	P\$	0
	O#	0	O\$	0
	J#	0	J\$	0
	C#	0		

D. Wrongful Death

<u>Claimant Name</u>	<u>Status</u>	<u>Amount Claimed</u>	<u>Judgment Amount</u>	<u>Amount Paid</u>
----------------------	---------------	-----------------------	------------------------	--------------------

TOTALS:	P#	0	P\$	0
	O#	0	O\$	0
	J#	0	J\$	0
	C#	0		

E. Totals of Categories II. A-D:

TOTALS:	P#	1	P\$	462.50
	O#	0	O\$	0
	J#	0	J\$	0
	C#	0		

III. Negligent Injury - Auto (Excluding Law Enforcement)

A. Bodily Injury

<u>Claimant Name</u>	<u>Status</u>	<u>Amount Claimed</u>	<u>Judgment Amount</u>	<u>Amount Paid</u>
----------------------	---------------	-----------------------	------------------------	--------------------

TOTALS: P# 0 P\$ 0
O# 0 O\$ 0
J# 0 J\$ 0
C# 0

B. Property Damage

<u>Claimant Name</u>	<u>Status</u>	<u>Amount Claimed</u>	<u>Judgment Amount</u>	<u>Amount Paid</u>
----------------------	---------------	-----------------------	------------------------	--------------------

TOTALS: P# 0 P\$ 0
O# 0 O\$ 0
J# 0 J\$ 0
C# 0

C. Wrongful Death

<u>Claimant Name</u>	<u>Status</u>	<u>Amount Claimed</u>	<u>Judgment Amount</u>	<u>Amount Paid</u>
----------------------	---------------	-----------------------	------------------------	--------------------

TOTALS: P# 0 P\$ 0
O# 0 O\$ 0
J# 0 J\$ 0
C# 0

D. Total of Categories III. A-C:

TOTALS: P# 0 P\$ 0
O# 0 O\$ 0
J# 0 J\$ 0
C# 0

Gardnerville Town Board
AGENDA ACTION SHEET



1. **Not For Possible Action:** Discussion on the Main Street Program Manager's Monthly Report of activities for January 2015.
2. **Recommended Motion: Receive and file**
Funds Available: Yes N/A
3. **Department:** Administration
4. **Prepared by:** Paula Lochridge
5. **Meeting Date:** February 3, 2015 **Time Requested:** 5-10 minutes
6. **Agenda:** Consent Administrative
7. **Background Information** N/A
8. **Other Agency Review of Action:** Douglas County N/A
9. **Board Action:**
 Approved Approved with Modifications
 Denied Continued



Main Street Gardnerville's Report Paula Lochridge, Program Manager

Gardnerville Town Board Meeting, February 3, 2015

- You'll find a list of MSG Committee Accomplishments for 2014 with my report. The Organization Committee is currently working on our 2014 annual report.
- The Economic Vitality Manager, Lisa Granahan, informed us that she will process a \$10,000 payment of support from the county to MSG for FY 14-15.
- Committees are currently revising and updating their action plans for the next fiscal year.
- A combined effort with three of our committees will soon begin where each committee's members will be reaching out to our district's businesses with informational surveys and program information.
- February 13, 2015 at 1 pm the Basque District/Fronton Steering Committee will meet again to discuss this project. There is a Pelota Tournament scheduled for that weekend, Feb. 14-15, in South San Francisco that some members of this steering committee may be attending. I included some information on the event with my report.
- Carol Sandmeier, Chair of the Heritage Park Gardens Committee, will make a presentation to you at your March meeting regarding HPG's activities and progress.

Upcoming events and dates:

- **"Main Street Mingle"**, February 9th, 5-6:30 pm at the Record Courier.
- **"Heritage Park Gardens Garden Opener"**, tentatively planned for March 7th.
- MSG co-hosting the March **"Reno Tahoe Territory Meeting" on March 11th**... along with CVVA & Museum.
- **"NCOT/CVVA Rural Roundup"**, April 15-17
- **"Celebrating Success on Main Street"**, April 22nd, 6-8 pm at the Museum.
- **"Heritage Park Gardens Plant Sale & Children's Garden Dedication"**, tentatively planned for May 30th.
- **"Thirsty Third Thursday" Wine Walks**, May 21st, June 18th, July 16th, August 20th & September 17th.
- **"Freedom 5K Fun Run"**, July 4th.
- **"Heritage Park Gardens Fall Festival"**, tentatively planned for October 3rd.
- **"Coffin Races"**, tentatively planned for October 10th.

Main Street Gardnerville 2014 Accomplishments

Organization Committee

1. Wine Walk training prepared and conducted for business participants.
2. Annual Volunteer and Business Recognition Event held in April.
3. Annual Report completed.
4. Personalized contact methods for businesses and volunteers.
5. Orientation for old, new, and perspective volunteers conducted.
6. Formal presentation to Town Board of Directors on annual accomplishments of MSG.
7. Completion of 501(c)(3) steps.

Promotion Committee

1. A successful 6th season of Thirsty Third Thursday Wine Walks. Since 2013, we have increased our attendance by 4% with an average of 43 businesses participating each month.
2. Promoted Open Range Dinner in conjunction with Genoa's Cowboy Festival in partnership with Sharkey's Casino.
3. Cash Mobs have been a successful tool in introducing people to various small businesses within the Main Street district.
4. Partnered with the Town of Gardnerville on the Freedom 5K Fun Run/Walk and Yankee Doodle Chalk Artfest. Other partners included: Carson Valley Lions Club, Carson Valley Art Council, East Fork Gallery, Relay for Life and Shop Small Northern Nevada.
5. Brought back the Earlier than the Bird Promotion with the anticipation of growing this event in the future.
6. Partnered with the Carson Valley Chamber of Commerce on Small Business Saturday event which is a nationally sponsored event by American Express.
7. Provided volunteers for the Town of Gardnerville's Annual Carson Valley Christmas Kickoff event.
8. Assisted Carson Valley Chamber of Commerce with their Parade of Lights event, in partnership with the Town of Gardnerville, with a parade entry and an announcing stand at the Museum.
9. Continue to promote our business members through bi-monthly Biz Blast emails to a data base of close to 1,000 people.
10. Have increased our Facebook followers by 28.6%.

District Vitality (formerly Economic Restructuring) Committee

1. Business Directory Updated.
2. Business Tracker Updated for 2014: 15 new businesses opened; 4 businesses closed; 1 business relocated outside of district; 1 business relocated outside of district; 5 businesses relocated/transferred ownership within the district and at least 13 businesses improved their business through private investment.
3. Revolving Loan Funds are still available at a 2% interest rate offered to qualified businesses within our district or to businesses that want to move into our district.
4. Revised the business survey.

Design Committee

1. Sidewalk Gallery: displayed three exhibits which featured Flowers, Douglas High School Photography Class, and Heritage Park Gardens along with the progress of the New Basque Mural.
2. A reception was held in May during the Wine Walk for the Student photographers and their families!
3. Decorative Benches: One new bench was added in front of Ron Cauley's office donated by the Browder Family. All Thirteen benches throughout the district were decorated for the holiday season.
4. The first mural representing the Basque Heritage was completed. This was done in connection with the Organization Committee.
5. Light Pole Banners: Have been designed and approved working in conjunction with the Carson Valley Visitors Authority. The banners will be on display when the Flower baskets and Holiday lights are down.
6. Fronton Court: A Fronton Court Steering Committee has been reestablished which the Design Committee will be overseeing.
7. Managed the Main Street Flower program through a volunteer subcommittee:
 - a. Worked with three local high schools to produce 68 hanging flower baskets; produced and maintained 61 Adopt-A-Pots. Program self-supporting through sponsorship and donations.
 - b. Planted and maintained the Eddy Street Flower Planter.
 - c. Created two Flower Tree entries for the DC Historical Society's Gallery of Trees Fundraising event.
8. Managed The Heritage Park Garden Projects with a volunteer subcommittee:
 - a. HPG rented 15 individual spaces for people to grow their own vegetables and flowers.
 - b. Created two demonstration beds (square foot gardening and native plants), plus a small raised Children's Garden. We provided one growing bed to 2 Boy Scouts (Matt and Zach Kruse) who grew food for the Food Closet, one for Girl Scout Troop 331 and one for the Getting Ahead Alliance Group for a total of 21 gardens.
 - c. Volunteers maintained and irrigated the garden common areas and the labyrinth with monthly Saturday morning and Wednesday evening work days.
 - d. Finished year one of the USDA Specialty Crop Block grant of \$5,000 which involved the basic construction of the Children's Garden and an additional sub-grant of \$1,000 was awarded to pay for the necessary fencing. Planning for the 2015 classes and workshops was completed.
 - e. Applied for and was awarded a second USDA Specialty Crop Block grant of \$6,780 to build a new "Growing to Share" garden at the rear of the existing plots. It is a three year program that will start in spring of 2015.
 - f. HPG planned and hosted four public special events: a March Garden Opener, a May Plant Swap and Sale, a September Harvest Celebration and a New Year's Eve Candlelight Labyrinth Walk.
 - g. Painting and shelving work was completed on the 10' x 12' garden shed that was previously donated to HPG.
 - h. Received a donation of a large metal gazebo that was moved in June into HPG next to the labyrinth area.
 - i. An arch/arbor with planters was installed at the entrance to the Children's Garden in memory of volunteer Roger Sandmeier.
 - j. Volunteer Walter Blizzard constructed three redwood tables for the Children's Garden teaching corner.
 - k. The wire fencing around the main growing spaces was raised four feet to help with the deer problem.
 - l. The hoop house was recovered in cooperation with the flower committee.
 - m. A Master Gardener Demonstration bed was built and will be planted in 2015.

- n. Monthly rock painting workshops were held under the leadership of volunteer, Sandi Morrison, to produce "Garden Goodies" to use as fundraisers.
- o. Volunteers set up a booth at nine community events and donations were received totaling \$1,044.
- p. Heritage Park Gardens contributed to the community by growing special salad greens for the Douglas County Historical Society's "Farm to Fork" dinner.
- q. Iris plants were grown and donated to Austin's House, the East Fork Fire Department, the Douglas County Sheriff's Department and the Green Thumb Garden Club.



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/ Basque Cultural Center's anniversary weekend with music, sports, etc. from USA and the BC

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(<http://www.euskalkultura.com/english/rss/events>)

Basque Cultural Center's anniversary weekend with music, sports, etc. from USA and the BC

02/14/2015

Where: San Francisco, CA, USA

Every mid February, always coinciding with President's day long weekend, the Basque Cultural Center (BCC) of South San Francisco organizes a program commemorating the anniversary of the construction and inauguration in 1982 in auzolan of these facilities that constitute today a heart and reference for the Basque life in Northern California and the whole United States. This year it will be Feb. 14 and 15th.

The anniversary program includes pilotariak, musicians and artists and visitors from California and other states, and from the Basque Country itself, with music, handball games, mus, dance exhibitions, public dance, bertsolariak, klika, lunches and dinners, Mass (with klika, bertsolariak, the Elgarrekin Basque choir, dantzariak, etc.) and especially a unique chance to meet great people and to taste an excellent and authentic Basque-American environment.

-San Francisco Basque Cultural Center: <http://www.sfbcc.us> (<http://www.sfbcc.us>)

-SFO Basque Cultural Center (the restaurant): <http://www.basqueculturalcenter.com>
(<http://www.basqueculturalcenter.com>)

-San Francisco Basque Club: <http://www.basqueclub.com> (<http://www.basqueclub.com>)

more information (<http://www.sfbcc.us/e242/BCC-Anniversary>)

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Press Release: Main Street Mingles Return to the District

Release Date: Immediate Release

Contact: Paula Lochridge, Program Manager

Phone: 775.782.8027

E-Mail: plochridge@mainstreetgardnerville.org

“Main Street Mingles Return to the District”

Join Main Street Gardnerville on Monday, February 9th, 5:00 pm—6:30 pm at the Record Courier, 1503 Hwy 395, Suite G in Gardnerville and mingle with other members of your community. It’s an opportunity to talk about upcoming events, projects or just things in general that might have an impact on our downtown district. It is also a great way to meet and share ideas with your neighbors.

You are encouraged to RSVP by February 6th by calling 775-782-8027 or by email at Info@MainStreetGardnerville.org. Light refreshments will be provided, courtesy of the Record Courier.

Main Street Gardnerville is in its seventh year thanks to the support of the community. With the exception of one paid staff member, they are an all-volunteer organization of approximately 100 individuals who give their time and talents to various projects and events for the purpose of revitalizing our downtown district.

For more information on the Main Street Gardnerville Program, please visit their website at MainStreetGardnerville.org.

Main Street Gardnerville is a 501(c)6 non-profit corporation and an equal opportunity provider and employer.

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Main Street Gardnerville
Ph: 775.782.8027 1407 Main Street (Hwy 395 N), Gardnerville, NV 89410 Fax: 775.782.7135
www.MainStreetGardnerville.org

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Heritage Park Gardens... Growing Soon!



Pick a plot and get growing!

Community garden plots with irrigation are available at Heritage Park Gardens, conveniently located next to Heritage Park in downtown Gardnerville.

Annual prices cover the growing season from April 1st through March 30th:

Small (approx. 4' x 5') --- \$30

Medium (approx. 4' x 10') --- \$50

Large (approx. 4' x 15') --- \$70

For more information please contact

Carol Sandmeier, CJSandmeier@aol.com

Paula Lochridge, Info@MainStreetGardnerville.org or 775.782.8027

www.MainStreetGardnerville.org

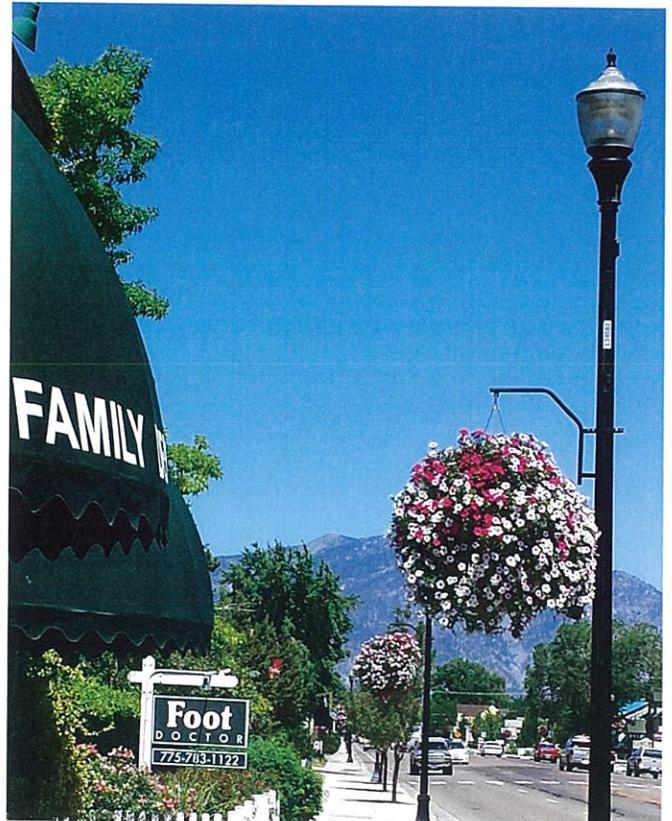




Let's Make Gardnerville Bloom

Sponsor a "Basket of Flowers" and keep the Main Street Gardnerville District in bloom all summer!

Sponsoring a "Basket of Flowers" supports the beautification efforts for downtown Gardnerville and the Horticultural Programs at China Spring Facility, Douglas High School, and Smith Valley School.



The donation cost is \$85 per basket
Price increases to \$95 after 3/1/2015

Please contact:

Main Street Gardnerville

1407 Main Street, Hwy 395

Gardnerville, NV 89410

Phone: 775.782.8027

Email: Info@MainStreetGardnerville.org

Website: MainStreetGardnerville.org

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Main Street Gardnerville is a 501(c)6 nonprofit corporation & an equal opportunity provider and employer.



Press Release: Main Street Gardnerville's Flower Baskets for 2015

Release Date: Immediate Release

Contact: Paula Lochridge, Program Manager

Phone: 775.782.8027

E-Mail: plochridge@mainstreetgardnerville.org

Now that the winter holidays have passed, Valentine's Day is fast approaching. It's time to think about that special someone in your life and "give" a Basket of Flowers to express how much you care. The basket you sponsor will be hung on Main Street at the start of summer as part of the Main Street Gardnerville Flower Committee's continuous efforts to beautify downtown Gardnerville. Your basket sponsorship will also support these beautification efforts.

The flower baskets are grown by students in the Horticultural and FFA Programs at Douglas High and Smith Valley Schools as well as staff and students at China Spring Youth Camp.

The donation amount per basket is currently \$85, but the price will increase to \$95 as of March 1, 2015. The goal again this year is to hang 68 beautiful flowering baskets on lamp posts along the Main Street District corridor. With your help we will be able to keep "Main Street in Bloom" all summer long while you and your Valentine enjoy their beauty while leaving the watering to us.



To sponsor a basket, call the Main Street Gardnerville office at 775-782-8027. In return for your payment, you will receive a card with a special Valentine's Day message intended for your use. This is a thoughtful way to say Happy Valentine's Day or perhaps the perfect gift for a birthday, anniversary or any other special occasion.

Please pre-order now and become a sponsor once again, or become one for the first time. The proceeds from these donations are twofold: two-thirds of the funds go directly to the schools to support these valuable programs and the remainder helps to cover the expenses for watering throughout the summer months.

Main Street Gardnerville is a community based self-help program with various members of the community volunteering to revitalize the downtown. Even though Main Street Gardnerville focuses strictly on the downtown district, the program benefits the entire community and surrounding areas.

Ph: 775.782.8027

Main Street Gardnerville
1407 Main Street (Hwy 395 N), Gardnerville, NV 89410
www.mainstreetgardnerville.org

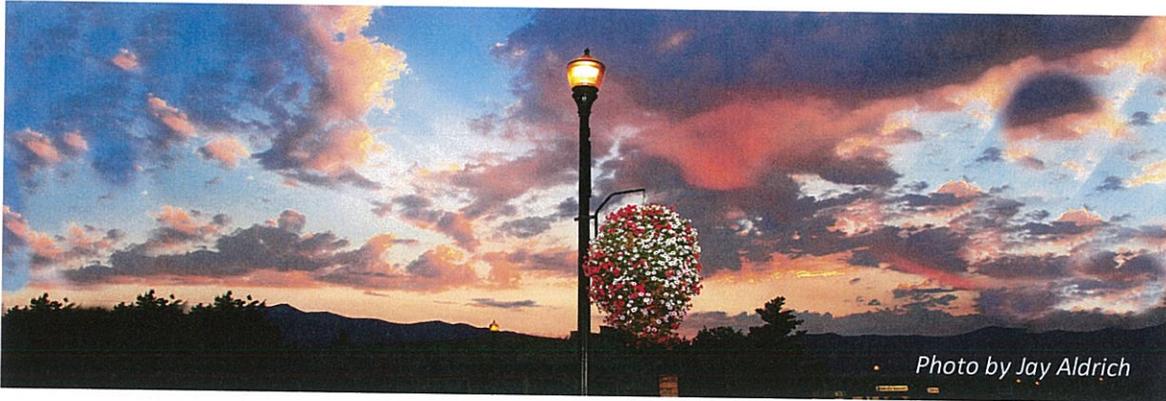
Fax: 775.782.7135

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For more information on the Main Street Gardnerville Program, please visit our website at MainStreetGardnerville.org.

Written by Linda Dibble, Volunteer & Flower Committee Chairperson



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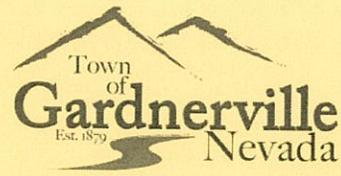
Fax: 775.782.7135

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Gardnerville Town Board

AGENDA ACTION SHEET



1. **For Possible Action:** Request from Carson Valley Visitors Authority to sponsor the 2015 Rural Round up tourism conference on April 15-17, 2015 in the Carson Valley, in the amount of \$500.00, the sponsorship will allow for a Town table to be located at the community center, listing in the program and one complimentary registration to the conference; with public comment prior to Board action. Appearance by A.J. Frels, Executive Director, Carson Valley Visitors Authority

Recommended Motion: Motion to approve the sponsorship in the amount of \$500.00, have town staff prepare a display table at the event, and send board member _____ to the conference.

Funds Available: Yes N/A

2. **Department:** Administration
3. **Prepared by:** Tom Dallaire
4. **Meeting Date:** February 3, 2015 **Time Requested:** 10 minutes
5. **Agenda:** Consent Administrative

Background Information: A.J. Frels, Executive Director of the Carson Valley Visitors Authority is requesting \$500.00 from the Town of Gardnerville in sponsorship fees towards Carson Valley hosting the Rural Roundup Tourism Conference. With approximately 280 statewide attendees from the tourism industry staying at the Carson Valley for two nights and three days, this is an outstanding opportunity to showcase our area. The sponsorship fees will assist with the cost of hosting the conference. In return for the sponsorship, the Town of Gardnerville will receive one complimentary registration to the conference, a listing in the conference program, a table top exhibit at the opening dinner on April 15, 2015 and co-sponsor of refreshment break.

Should the board elect to sponsor the event, the board should direct staff to prepare a display table for the event. We could share it with MSG, man it during the event, and appoint a member of the town board to attend the conference.

6. **Other Agency Review of Action:** Douglas County N/A, Minden is being asked to sponsor the event as well.

7. **Board Action:**
 Approved Approved with Modifications
 Denied Continued



2015 SPONSORSHIP LEVELS AND BENEFITS

\$500

- Tabletop exhibit
- One complimentary registration
- Listing in the conference program
- Co-sponsor of Refreshment Breaks

\$750

- Tabletop exhibit
- One complimentary registration
- Listing in the conference program
- Co-sponsor of the Continental Breakfast

\$1000

- Tabletop exhibit
- Two complimentary registrations
- Listing in the conference program
- Primary sponsor of a General Session

\$3000

- Tabletop exhibit
- Two complimentary registrations
- Listing in the conference program with logo display
- Primary sponsor of the Breakfast with the Lt. Governor



Economic Impact of New Mexico MainStreet

December 10-12, 2013

The New Mexico Economic Development Department's New Mexico MainStreet program is hosting a visit by Patrice Frey, President and CEO of the National Main Street Center, a subsidiary of the National Trust for Historic Preservation. Joining Ms. Frey is Donovan D. Rypkema, Principal of PlaceEconomics, a Washington, D.C.-based real estate and economic development consulting firm. The national program has contracted with PlaceEconomics to perform a comprehensive analysis of the impact on the state economy of New Mexico MainStreet's 28 years of providing technical assistance to help revitalize and sustain New Mexico communities.

This visit affords the opportunity for New Mexico MainStreet and EDD leaders, program partners, collaborators, local programs, legislative agencies, and the media to explore critical economic impact findings with Mr. Rypkema and Ms. Frey.

New Mexico MainStreet

New Mexico MainStreet (NMMS) is a grassroots economic development program of the New Mexico Economic Development Department. The program was created by the Legislature in 1984 to assist communities in revitalizing their traditional commercial districts. The first local program affiliates were selected in 1985. Currently NMMS works with 27 local MainStreet programs throughout New Mexico to create an economically viable business environment while preserving local cultural and historic resources.

Since its inception, NMMS has performed within the National Main Street Center's Four-Point Approach[®] to commercial district revitalization and management — organization, promotion, design and economic positioning — while tailoring techniques to meet local needs and opportunities.

NMMS provides resources, education, training, networking and technical services that stimulate the economic vitality of each participating community. State staff, contracted consultants, partner organization representatives, and local program leaders collaborate to design and deliver guidance and project implementation in multiple strategic areas — local MainStreet nonprofit leadership and management, architecture and urban design, marketing, promotion and tourism, preservation and rehabilitation, public-private financing, and small business development.

The program's common-sense appeal to communities and its multi-disciplinary framework have enabled NMMS to develop rewarding partnerships across New Mexico. Key NMMS program partners include New Mexico Arts and New Mexico Historic Preservation Division in the New Mexico Department of Cultural Affairs, New Mexico Department of Tourism, New Mexico Department of Transportation, University of New Mexico, New Mexico Humanities Council, New Mexico Coalition of MainStreet Communities, Friends of New Mexico MainStreet, corporate supporters, and private foundations.

Economic Impacts Study

The National Trust for Historic Preservation launched the Main Street Approach® 33 years ago. With the knowledge and experience gathered over those decades, the National Main Street Center assesses the performance and initiatives of state Main Street programs throughout the US. Serving one of its priority purposes — to monitor challenges and track best practices in order to share them with the national network of state Main Street programs — the Center studies state programs with substantial longevity such as New Mexico's.

Under contract to the Center, PlaceEconomics is analyzing the economic impacts of the New Mexico MainStreet program. The study examines the long-term, on-the-ground performance statistics of the local MainStreet programs and how the local programs' achievements add up to statewide MainStreet success.

The study addresses the central question, *"How well does the New Mexico MainStreet program leverage economic performance in the participating communities?"* Measures of the State's return on investment include building rehabilitations, new construction, new businesses, new jobs, volunteer hours, and the tax revenues that result from the new economic activity.

Also analyzed are the impacts of the catalytic public investment projects funded by New Mexico MainStreet capital outlay.

To illustrate local community economic dynamics of the MainStreet program, the study profiles the local program impacts in a representative mix of four case study communities, Carlsbad, Farmington, Las Cruces and Tucumcari.

A summary slide presentation is available, starting on December 12, from the New Mexico MainStreet website at www.nmmainstreet.org

The full report will be published in February 2014 and released at New Mexico MainStreet's winter leadership network meeting, February 5-7, in Santa Fe.

Key Findings (Source: *PlaceEconomics*)

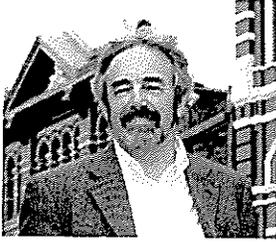
- Since the beginning of the program, for every \$1 the State of New Mexico invested in the MainStreet program, MainStreet districts have seen private sector investment of \$21.89 in building rehabilitation and \$22.55 in new construction.
- Since the start of the most recent recession, the State of New Mexico has had a net reduction in employment in three of the last six years. In contrast, New Mexico MainStreet districts have had net growth in jobs every year ever the same period.
- Since the beginning of the program in 1986 through July of 2013 New Mexico MainStreet communities have seen a gain of 3,200 net new businesses and nearly 11,300 net new jobs.
- In spite of the recession, in the last six years 157 buildings have been purchased in MainStreet districts for a total of more than \$22,000,000.
- Nationwide between 2007 and 2011, for every 100 businesses that opened, 103 closed. Over that same period in New Mexico MainStreet districts, for every 100 businesses that opened, only 37 closed.
- Conservatively, an additional \$5.1 million each year is going to local governments through property taxes on the investment in rehabilitation and new construction by the private sector in MainStreet districts.

- Capital Outlay projects are having a major catalytic effect on those downtowns. Impacts reported as a result of these projects have been:
 - 100% reported individual building improvements and new businesses opening
 - 82% reported higher attendance at events
 - 73% reported reduced vacancy levels
 - 64% reported increased pedestrian traffic
- New Mexico is well known for arts, outdoor recreation and great food. New businesses on MainStreet are responding to that reputation. Of the most recent new businesses in New Mexico MainStreet communities:
 - 26% are restaurants, cafes, bars and brewpubs
 - 13% are arts related
 - 13% are recreation, sports and personal health (spas, exercise studios, etc.)
- Even though restaurants are a high risk/high failure rate business, there were twice as many new restaurants opened than closed in the last year in MainStreet districts.
- It's not just Santa Fe...When asked, "where are the gathering places downtowns?" Art Galleries were the most common place identified, even more than coffee shops.

Contact

Rich Williams, Director
 New Mexico MainStreet
 New Mexico Economic Development Department
 505.827.0168
rich.williams@state.nm.us
www.nmmainstreet.org
www.gonm.biz/Mainstreet.aspx

Biographies



Donovan D. Rypkema is Principal of *PlaceEconomics*, a Washington, D.C.-based real estate and economic development consulting firm. The firm specializes in services to public and non-profit sector clients who are dealing with downtown and neighborhood commercial district revitalization and the reuse of historic structures. In the US Rypkema has worked with such groups as the Urban Land Institute, the Mayors' Institute on City Design, the American Planning Association, Smart Growth America, and the National Trust for Historic Preservation. Federal Government clients have included the US State Department, the Departments of Interior and Defense, HUD, and the Advisory Council on Historic Preservation. In 2004 Rypkema established *Heritage Strategies International*, a firm created to provide similar services to world-wide clients. Rypkema has worked with communities in 49 States and 44 countries. www.placeeconomics.com/



Patrice Frey is President and CEO of the *National Main Street Center*, where she oversees the Center's work, offering technical assistance, research, advocacy, and education and training opportunities for Main Street's network of approximately 1,100 communities. Based in Chicago, Illinois, the National Main Street Center is a subsidiary of the National Trust for Historic Preservation, and has participated in the renewal of more than 2,000 older commercial districts during its 30-year history. Before joining the National Main Street Center in May 2013, Patrice serviced as the Director of Sustainability at the National Trust for Historic Preservation, where she oversaw the National Trust's efforts to promote the reuse and greening of older and historic buildings, including research and policy development work through the Seattle-based Preservation Green Lab.

www.preservationnation.org/main-street/#.Up-RRsRDt8E

Current New Mexico MainStreet Programs (27)

- Albuquerque - Barelás MainStreet
- Albuquerque - Downtown Action Team - A MainStreet Project
- Albuquerque - Nob Hill MainStreet, Inc.
- Artesia MainStreet
- Belén MainStreet Partnership
- Carlsbad MainStreet
- Clayton MainStreet
- Clovis MainStreet
- Corrales MainStreet, Inc.
- Deming MainStreet
- Farmington Downtown Association - A MainStreet Project
- Gallup MainStreet
- Grants MainStreet Project
- Harding County MainStreet
- Downtown Las Cruces Partnership - A MainStreet Project
- MainStreet de Las Vegas
- Los Alamos MainStreet
- Lovington MainStreet Corporation
- Portales MainStreet
- Raton MainStreet
- MainStreet Roswell
- Silver City MainStreet Project
- South Valley MainStreet
- Taos MainStreet
- MainStreet Truth or Consequences
- Tucumcari MainStreet
- Zuni Pueblo MainStreet Project

Gardnerville Town Board

AGENDA ACTION SHEET



1. **For Possible Action:** Discussion to accept or deny acceptance for maintenance of constructed improvements within the Ranch at Gardnerville Phases 2A and 2B:
 - a. Maintenance of street improvements on a portion of Lasso Lane, from Heybourne Road to northerly phase line on Lasso Lane a portion of Snaffle Bit from the trail head to the easterly phase line at lot E,
 - b. Maintenance of storm drain improvements within the associated phases,
 - c. Maintenance of curb gutter and sidewalk within the associated phases,
 - d. Maintenance of the trail head landscaping and pathway construction (APN 1320-32-614-002); with public comment prior to Board action.
2. **Recommended Motion:** A. To accept the maintenance of the Ranch at Gardnerville Phase 2A and Phase 2B street improvements, including the pavement, town signage, storm drain, curb, gutter and sidewalk associated with this phase of improvements;
B. To accept the maintenance of the trail head improvements including striping signage, parking, curb, gutter and sidewalk, and landscaping and irrigation improvements, and that portion of the pedestrian trail associated with this phase of construction.
Funds Available: Yes N/A
3. **Department:** Administration
4. **Prepared by:** Tom Dallaire
5. **Meeting Date:** February 3, 2015 **Time Requested:** 20 minutes
6. **Agenda:** Consent Administrative

Background Information: The Ranch at Gardnerville - Phase I improvements have not been offered for dedication because the Phase I improvements are not complete yet. They have to finish the channel under Gilman Ave to the Martin Slough. We understand this is getting close to starting. The channel has to be complete prior to the Esplanade at the Ranch being constructed. The Phase II A and II B street improvements are being offered for dedication of maintenance at this time. The town is in receipt of the PDF record drawings for the street improvements and the trail head landscaping. The soil inspections were provided by the County. The pavement in this phase was installed on October 3, 2014. The sidewalk took a beating from the builders. They have replaced all the damaged sidewalk as they are getting certificates of occupancies. They continue to run over the sidewalk wherever. We continue to walk each building prior to final signoff.

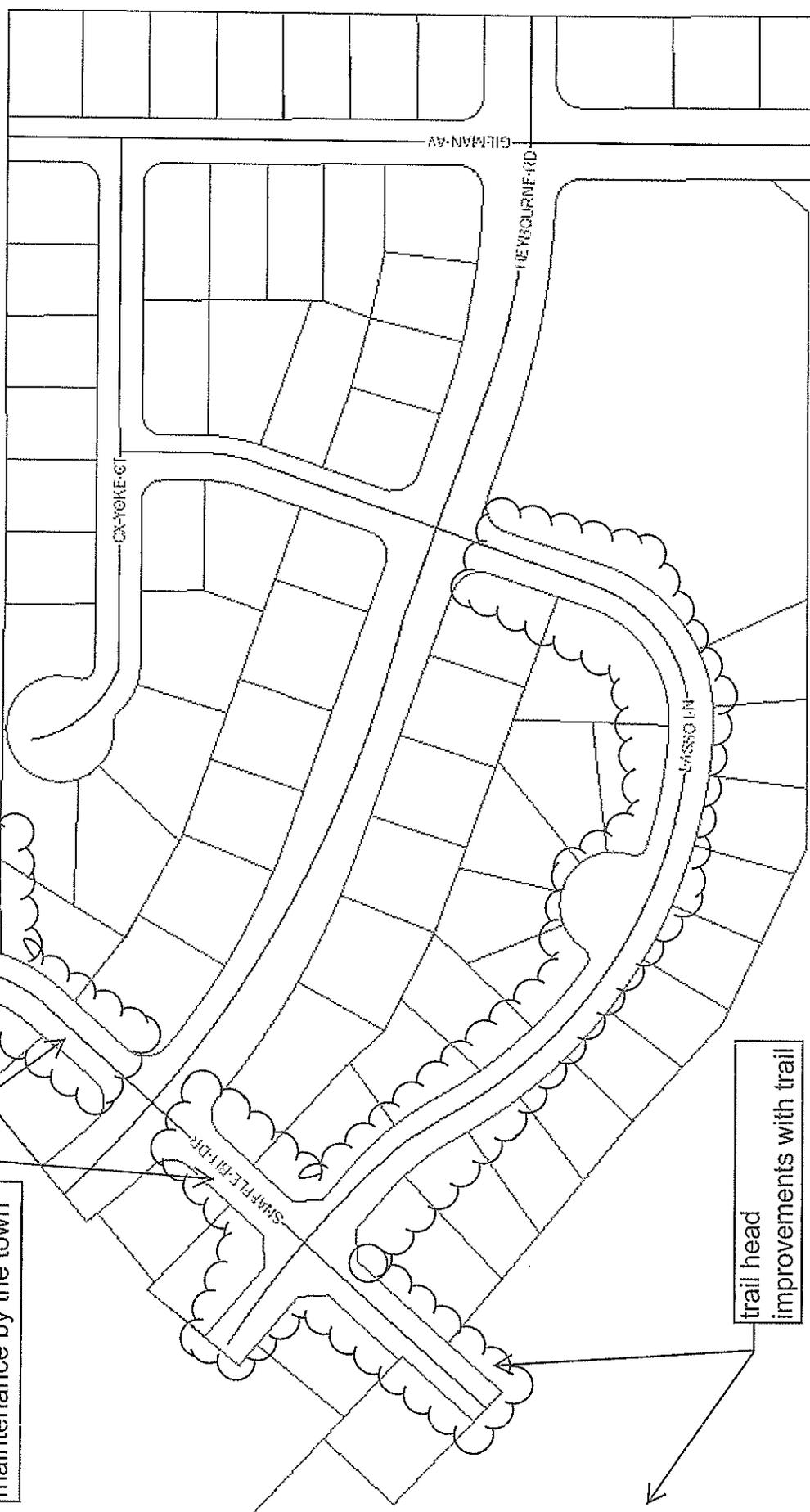
7. **Other Agency Review of Action:** Douglas County N/A
8. **Board Action:**
 Approved Approved with Modifications
 Denied Continued

Lot E - will be dedicated to the town later. This will be a future storm drain connection and pedestrian path into the adjacent Park property

street, signs storm drain, curb, gutter and sidewalk improvements offered for maintenance by the town

trail head improvements with trail

The Ranch at Gardnerville
Phase 2A and 2B

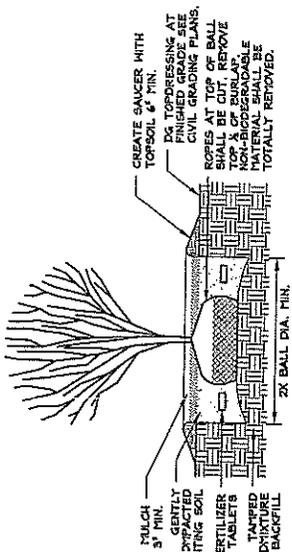


VARIED SUBSOIL. REFER TO DISTRICT TO IDENTIFY. IF NON-BIODEGRADABLE WRAP IS USED REMOVE TOTALLY.



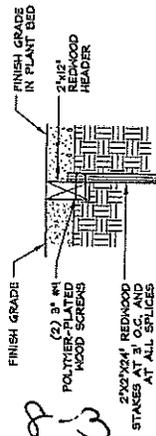
DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE



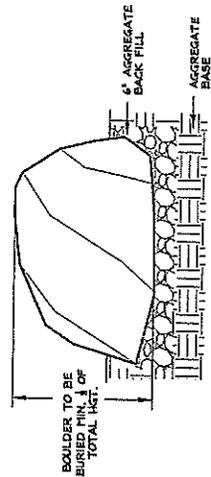
DECIDUOUS SHRUB PLANTING DETAIL

NOT TO SCALE



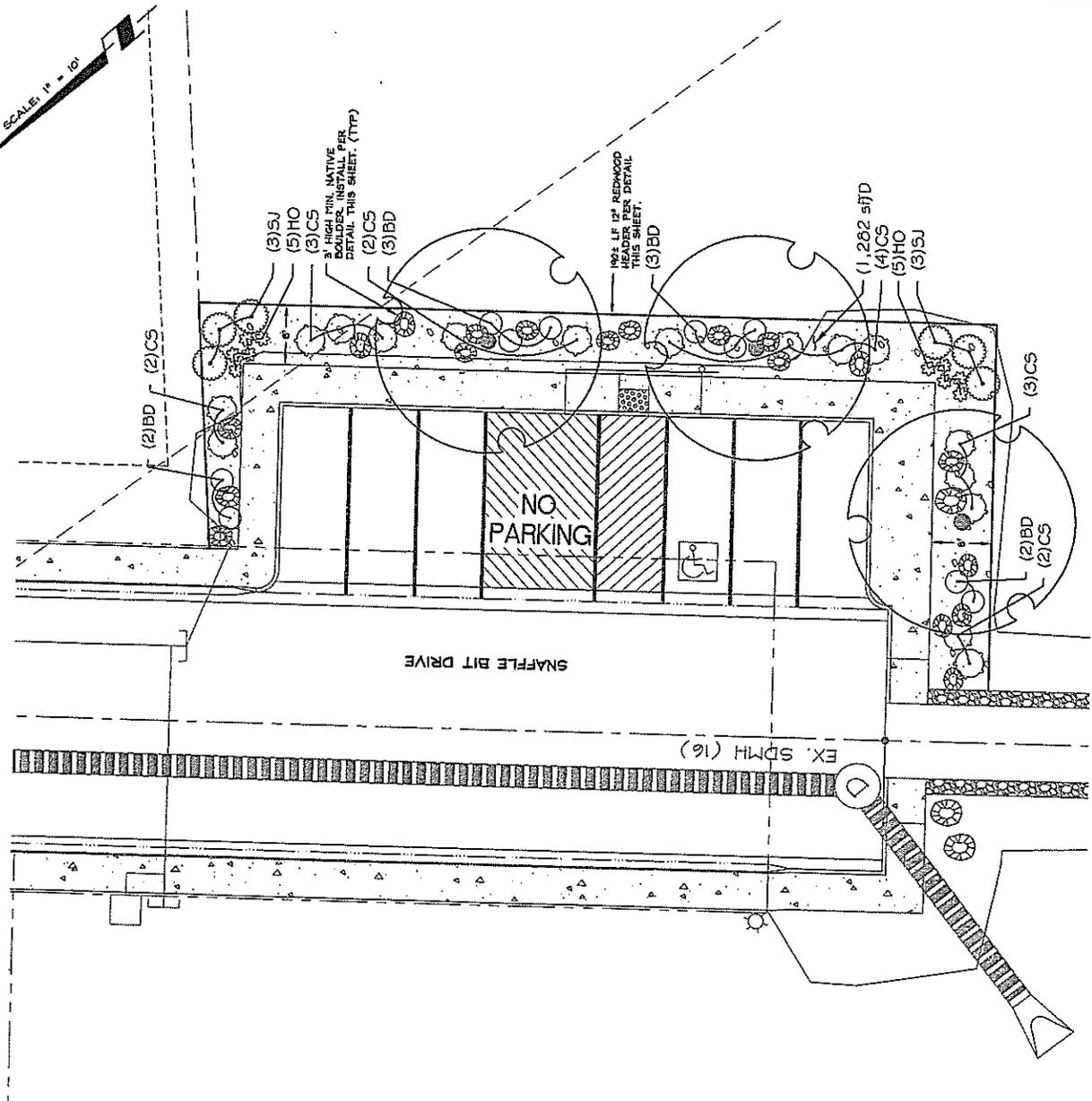
2\"/>

NOT TO SCALE



BOULDER PLACEMENT

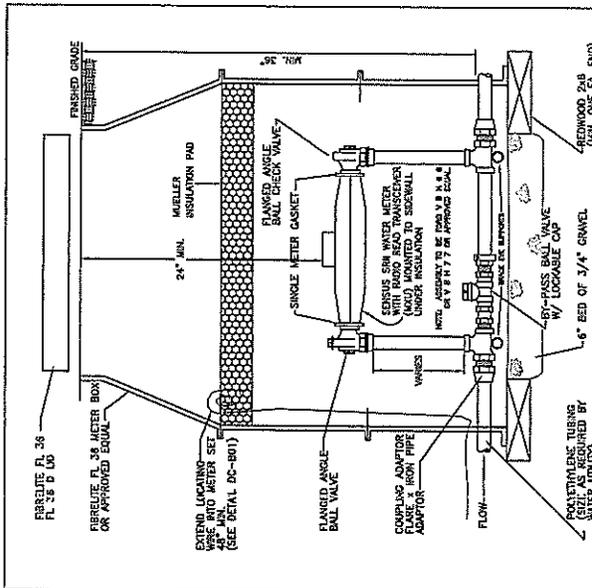
NOT TO SCALE



RECORD DRAWINGS

BACKFLOW PREVENTION ASSEMBLY
TYPICAL INSTALLATION
IRRIGATION BACKFLOW PREVENTER

DATE: 6/07/2007
DWG: DC B16

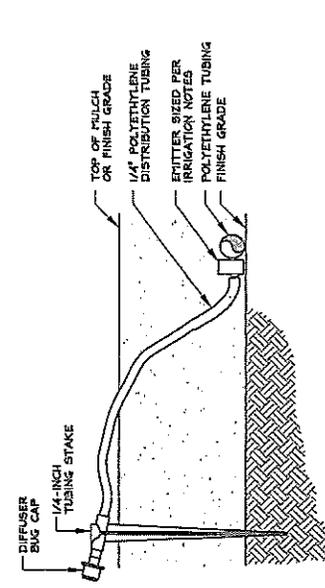


GENERAL NOTES

1. USE A TRAFFIC PAVED LID AND BOX WITH RISING LID IN ALL TRAFFIC AREAS.
2. METER SHALL BE INSTALLED SO AS TO ACHIEVE A WATER TIGHT SEAL.
3. CUT TWO PEECS OF 1" PIPE 18" LONG AND INSTALL THROUGH THE BRACE TO THE SUPPORTS.

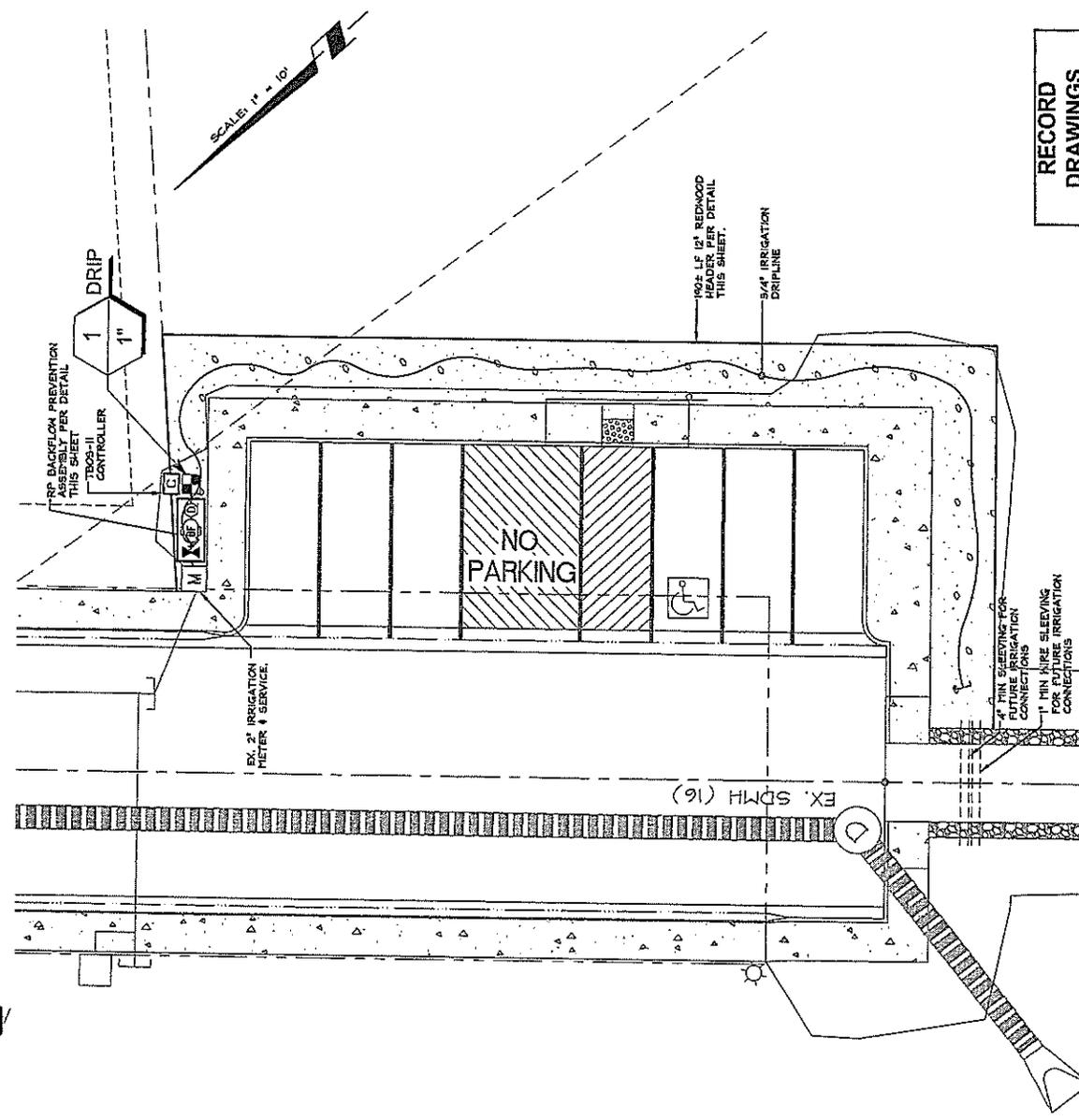
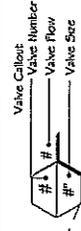
NO. REVISION DATE STANDARD DETAIL FOR PUBLIC WORKS CONSTRUCTION SECTION DOUGLAS COUNTY
DATE: 6/07/2007
DWG: DC B03

1-1/2" - 2"
METER SET



EMITTER & BUG CAP DIFFUSER ON 1/4" TUBING
NOT TO SCALE

110 CIVIL UTILITY PLANS FOR INSTALLATION INSTRUCTIONS.
3/4\"/>



RECEIVED
JAN 23 2015
BY:

January 23, 2015

Leanna Damron, Engineering Construction Inspector
DOUGLAS COUNTY COMMUNITY DEVELOPMENT
P.O. Box 218
Minden, Nevada 89423

**Ranch at Gardnerville Subdivision Phase IIA and IIB – SIP #00723
Letter of Acceptance**

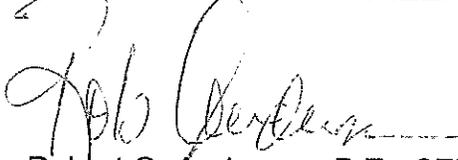
Dear Leanna:

I hereby certify that I am a licensed engineer in the state of Nevada. To the best of my knowledge, information and belief, the project was constructed in substantial conformance with the plans and specifications, excepting the changes noted on the included Record Information drawings, and in my professional opinion, complies with applicable laws, codes and ordinances.

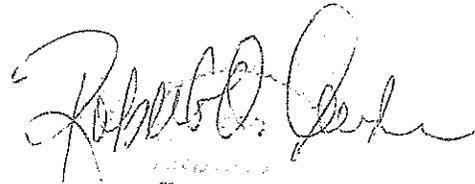
If you have any questions or concerns please feel free to contact me directly. Thank you for your assistance in bringing this project to a successful conclusion.

Yours sincerely,

R.O. ANDERSON ENGINEERING, INC.



Robert O. Anderson, P.E., CFM, WRS
Principal Engineer



1/23/15

Attachments

cc: Tom Dallaire – Town of Gardnerville
Jenifer Davidson – Town of Minden

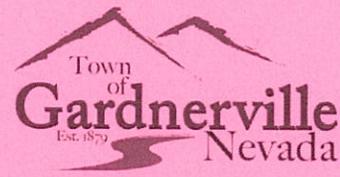
1-23-15

8-5

C:\Users\andya\Documents\LEI - Damron - Letter of Acceptance Phase IIA and IIB.docx

Gardnerville Town Board

AGENDA ACTION SHEET



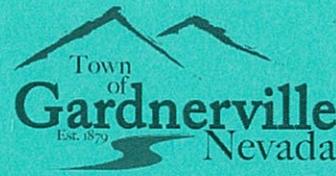
1. **For Possible Action: Discussion on holding the Splash Dogs event at Heritage Park tentatively scheduled for August 14-16, 2015 at a cost to the town of \$1,500 in addition to providing bleachers, shade structure, and assisting with the setup of the event; with public comment prior to Board action.**
2. **Recommended Motion: Based on board discussion.** Staff recommends approving the splash dog event and transferring the funds previously used for Old Town Days.
Funds Available: Yes N/A – If other event is not funded
3. **Department: Administration**
4. **Prepared by: Tom Dallaire**
5. **Meeting Date: February 3, 2015 Time Requested: 20 minutes**
6. **Agenda:** Consent Administrative

Background Information: Splash Dogs was here last July to see if there could be a big potential for this location. It did well and many attended the event. It is a great family event. They would like to hold the event again this year except this time in August. The "Splash Dog" event is normally an event the venue pays anywhere from \$3,000 to \$10,000 to have an event at their location, (example the Railroad Casino in Reno). The owner of Splash Dogs wants to have the event at Heritage Park, it's close to home, but to be fair to the other businesses in the region he needs to charge the town to hold the event. They have reduced the fee to \$1,500 to cover staff and equipment for the weekend. The town would provide Heritage Park (\$400, for Fri., Sat. and Sun.), and associated road closure (currently complete), bleachers (donated by Parks) and shade structure (\$225), town support to connect to power, coordinate the water from the water company, water for the dogs from Heritage Park gardens and additional trash bins and restroom maintenance. This amounts to an actual out of pocket cost, fees, amenities and staff time of around \$2,000.00 for support, not including realizing the loss of the park fee.

7. **Other Agency Review of Action:** Douglas County N/A
8. **Board Action:**
 Approved Approved with Modifications
 Denied Continued

Gardnerville Town Board

AGENDA ACTION SHEET



1. **For Possible Action:** Discussion on a request from Douglas County Economic Vitality to participate in a grant match with a contribution amount of \$3,000 of the \$26,000 match required for the proposed \$130,000 trail head project on Buckeye Road being requested by Douglas County in a grant application to be submitted for the 2015 Nevada State Recreational Trails Program Grant, providing an additional trailhead for the Martin Slough Trail system; with public comment prior to Board action.

2. **Recommended Motion:** Motion to approve the support and authorize staff to send an accompanying letter of support from the board.
Funds Available: Yes N/A – can be used from valley vision funds, or we can transfer to the account from the monies we will augment at this meeting.

3. **Department:** Administration

4. **Prepared by:** Tom Dallaire

5. **Meeting Date:** February 3, 2015 **Time Requested:** 20 minutes

6. **Agenda:** Consent Administrative

Background Information: NDOT TAP funds are being utilized for the funding of the Martin Slough Trail system. The design of the project is underway and an alignment is now set. The trailhead is a community benefit, although located in Minden. Gardnerville can partner with the County and Minden (also, being heard in Minden) to construct another trailhead on the proposed trail system.

The board may authorize the town portion of the funds provided in the Valley Vision for this project. Or we can dedicate the \$3,000 in funding from the Board designated account towards this project.

7. **Other Agency Review of Action:** Douglas County N/A

8. **Board Action:**
 Approved Approved with Modifications
 Denied Continued

Gardnerville Town Board

AGENDA ACTION SHEET



1. **For Possible Action: Approve Resolution No. 2015R-010 augmenting the Town of Gardnerville budget for fiscal year 2014-2015; with public comment prior to Board action.**
2. **Recommended Motion: Approve Resolution No. 2015R-010 augmenting the Town of Gardnerville budget for fiscal year 2014-2015.**
Funds Available: Yes N/A
3. **Department: Administration**
4. **Prepared by: Tom Dallaire**
5. **Meeting Date: February 3, 2015** **Time Requested: 5 minutes**
6. **Agenda:** Consent Administrative
7. **Background Information:** These funds not previously used during the 2013-2014 budget year will increase the opening fund balance of the 2014-2015 budget. See the budget augmentation and budget transfers (next item) to review where the funds are being distributed.
8. **Other Agency Review of Action:** Douglas County N/A
9. **Board Action:**
 Approved Approved with Modifications
 Denied Continued

RESOLUTION NO. 2015R-010

RESOLUTION AUGMENTING THE TOWN OF GARDNERVILLE
2014-2015 FISCAL YEAR BUDGET

WHEREAS, there is a need to revise the 2014-2015 Budget as follows:

GENERAL FUND

Revenue

Opening Fund Balance	\$502,240
Sale of Property	2,500
Donations	<u>519</u>
	\$505,259

Expenditures

Road Maintenance	\$200,000
Board Designated	\$302,240
Capital Projects	2,500
Small Projects	<u>519</u>
	\$505,259

HEALTH & SANITATION

Revenue

Opening Fund Balance – Capital	\$193,084
Miscellaneous	<u>2,030</u>
	\$195,114

Expenditures

Small Equipment	\$193,084
Small Projects	<u>2,030</u>
	\$195,114

ADOPTED THIS 3rd day of February 2015.

AYES

NAYE

GARDNERVILLE TOWN BOARD
DOUGLAS COUNTY, NEVADA

By: _____
Lloyd Higuera, Chairman

ATTEST: _____
Tom Dallaire, Clerk to the Board

NOW THEREFORE BE IT RESOLVED that the 2014-2015 Fiscal Year Budget Augmentation is herein approved.

ADOPTED THIS _____ day of _____, 2015 by the following vote:

AYES

COMMISSIONERS _____

NAYS

ABSENT

By: _____

Chairman
Douglas County Board of Commissioners

ATTEST:

Clerk to the Board

Douglas County Finance Division

Budget Augmentation

Date of Request: 1/23/2015
 For Fiscal Year: 14/15

Requested By: Tom Dallaire
 Fund/Department: Gville/Admin

Account Name		Fund	Dept	Account		Revenue Increase	Revenue Decrease	Expend Increase	Expend Decrease
1	Opening Fund Balance	610	000	301	000	502,240			
2	Sale of Property	610	000	391	100	2,500			
3	Donations	610	000	367	102	519			
4	Board Designated	610	926	563	900			302,240	
5	Capital Projects	610	926	562	000			2,500	
6	Small Projects	610	923	533	817			519	
7	Road Maintenance	610	926	520	103			200,000	
8									
9									
10									
11									
12									
Totals						505,259	-	505,259	-
Net Change						505,259		505,259	

- Purpose:**
1. To adjust Budgeted Opening Fund Balance to equal prior year Actual Ending Fund Balance
 2. Public works truck sold to school district
 3. Movies in the Park donations
 4. Hellwinkel channel, Kingslane Sidewalk, Martin Slough trail amenities, NDOT/395 crosswalks
 5. Future needs
 6. Movies

Department Head or Finance Director Signature: _____

Finance Division Use Only

Approved By: _____
 Date: _____

Journal # _____

Douglas County Finance Division

Budget Augmentation

Date of Request: 1/23/2015
 For Fiscal Year: 14/15

Requested By: Tom Dallaire
 Fund/Department: Gville/H & S

Account Name		Fund	Dept	Account		Revenue Increase	Revenue Decrease	Expend Increase	Expend Decrease
1	Opening Fund Bal - Capital	611	000	301	250	193,084			
2	Miscellaneous	611	000	360	800	2,030			
3	Equipment Maint	611	925	520	107			193,084	
4	Small Projects	611	925	533	800			2,030	
5									
6									
7									
8									
9									
10									
11									
12									
13									
14									
Totals						195,114	-	195,114	-
Net Change						195,114		195,114	

Purpose: 1. To adjust Budgeted Opening Fund Balance to equal prior year Actual Ending Fund Balance
2. Fireworks donations
4. Fireworks

Department Head or Finance Director Signature: _____

Finance Division Use Only

Approved By: _____
 Date: _____

Journal # _____

Douglas County Finance Division

Budget Adjustment

Date of Request:	1/23/2015	Requested By:	Tom Dallaire
For Fiscal Year:	14/15	Fund/Department:	Gville/Debt fund

	Account Name	Fund	Dept	Account	Revenue	Revenue	Expend	Expend
					Increase	Decrease	Increase	Decrease
1	Opening Fund Bal	613	000	301 000	212			
2	Transfers In	613	000	392 000		212		
3								
4								
5								
6								
7								
8								
9								
10								
11								
12								
13								
14								
				Totals	212	212	-	-
				Net Change	-		-	

Purpose: To adjust Budgeted Opening Fund Balance to equal prior year Actual Ending Fund Balance

Department Head or Finance Director Signature:

Finance Division Use Only

Approved By:

Date:

Journal #

11-7

Douglas County Finance Division

Budget Adjustment

Date of Request: 1/23/2015
 For Fiscal Year: 14/15

Requested By: Tom Dallaire
 Fund/Department: Gville/Ad Valorem

Account Name					Fund	Dept	Account		Revenue Increase	Revenue Decrease	Expend Increase	Expend Decrease
1	Opening Fund Bal				614	000	301	100		7,443		
2	Appropriated Reserves				614	730	625	103				7,443
3												
4												
5												
6												
7												
8												
9												
10												
11												
12												
13												
14												
Totals									-	7,443	-	7,443
Net Change									(7,443)		(7,443)	

Purpose: To adjust Budgeted Opening Fund Balance and Ending Fund Balance

Department Head or Finance Director Signature: _____

Finance Division Use Only

Approved By: _____
 Date: _____

Journal # _____

Gardnerville Town Board

AGENDA ACTION SHEET



1. **For Possible Action:** Approve budget transfers for fiscal year 2014/2015; with public comment prior to board action.
2. **Recommended Motion:** Motion to approve the budget transfers for fiscal year 2014/2015.
Funds Available: Yes N/A

3. **Department:** Administration

4. **Prepared by:** Tom Dallaire

5. **Meeting Date:** February 3, 2015 **Time Requested:** 10 minutes

6. **Agenda:** Consent Administrative

Background Information: See the attached transfer form. The funds are making each account in the current budget whole.

7. **Other Agency Review of Action:** Douglas County N/A

8. **Board Action:**
 Approved Approved with Modifications
 Denied Continued

Douglas County Finance Division

Budget Transfers

Date of Request: 1/26/2015
 For Fiscal Year: 14/15

Requested By: Tom Dallaire
 Fund/Department: 610-921

Account Name		Fund	Dept	Account		Revenue Increase	Revenue Decrease	Expend Increase	Expend Decrease
1	Road Maintenance	610	926	520	103				75,600
2	Travel	610	921	520	064			3,000	
3	Maint B & G	610	921	520	097			7,000	
4	Office Supplies	610	921	533	800			500	
5	Software	610	921	533	806			1,600	
6	Repair & Replace	610	923	520	084			1,000	
7	Maint B & G	610	923	520	097			13,000	
8	Repair & Replace	610	926	520	084			10,000	
9	Veh Maint Co - Shop	610	926	521	116			10,000	
10	Small Equipment	610	926	533	802			8,000	
11	Storm Drain Maint	610	926	532	019			21,000	
12	Small Equipment	610	923	533	802			500	
Totals						-	-	75,600	75,600
Net Change						-		-	

Purpose: 1. Augmentation of 200,000 was put into road maintenance to be transferred as needed

2. Carpet for office

3-10 To balance accounts

6 - Trees and flowers for parks

11- Video storm drains, Martin Slough ponds, storm drain maint at shop

Department Head or Finance Director Signature: _____

Finance Division Use Only

Approved By: _____

Date: _____

Journal # _____

Douglas County Finance Division

Budget Augmentation/Transfer/Adjustment Form

Date of Request: 1/27/2015
 For Fiscal Year: 14/15

Requested By: Tom Dallaire
 Fund/Department: Health & Sanitation

Account Name	Fund	Dept	Account		Revenue Increase	Revenue Decrease	Expend Increase	Expend Decrease
1 Equipment Maintenance	611	925	520	107				6,600
2 Travel	611	925	520	064			3,000	
3 Office Supplies	611	925	533	800			600	
4 Bank Fees-Credit Card	611	925	550	100			1,000	
5 Motor Vehicles	611	925	564	700			2,000	
6								
7								
8								
9								
10								
11								
12								
13								
14								
Totals					-	-	6,600	6,600
Net Change					-	-	-	

Purpose: 1 - funds transferred from augmentation
2. Travel to conferences
3. further supplies
4. credit card processing fees now charged by county

Department Head or Finance Director Signature: _____

Finance Division Use Only

Approved By: _____
 Date: _____

Journal # _____

12-3

Gardnerville Town Board

AGENDA ACTION SHEET



1. **For Possible Action:** Discussion on receipt of a status report on the Gardnerville Station (Eagle Gas) Redevelopment Project at 1395 Highway 395 North (APN 1320-33-402-075);
 - a. Select a Town Board member to participate on the review panel that will review and score the Statements of Qualifications,
 - b. Authorize the review panel to select a firm to prepare the design plans for the Gardnerville Station;
 - c. Authorize town manager to enter into a contract with the selected firm; with public comment prior to board action.

2. **Recommended Motion:** Approve a member of the Gardnerville Town Board to participate in the review of the Statements of Qualification, authorizing the review panel to select a firm to prepare the design plans for the Gardnerville Station Redevelopment Project, and authorize the Town Manager to enter into a contract with the selected firm, with contractual services to be paid with 2014 Community Development Block Grant (CDBG) funds.
Funds Available: Yes N/A - \$50,000 in CDBG funding

3. **Department:** Administration

4. **Prepared by:** Tom Dallaire

5. **Meeting Date:** February 3, 2015 **Time Requested:** 20 minutes

6. **Agenda:** Consent Administrative

Background Information:

The attached staff report provides an update on the Gardnerville Station Project, the current milestones for the project, as well as the Request for Qualifications for preparation of the design plans and cost estimates. The design work is funded 100% by the 2014 Community Development Block Grant that was awarded to the Town of Gardnerville and will not exceed \$50,000.

7. **Other Agency Review of Action:** Douglas County N/A

8. **Board Action:**
 Approved Approved with Modifications
 Denied Continued



Lloyd Higuera, Chair
Mary Wenner, Vice-Chair
Ken Miller, Board Member
Cassandra Jones, Board Member
Linda Slater, Member

MEMORANDUM

Date: February 3, 2015
To: Gardnerville Town Board
From: Tom Dallaire, P.E., Town of Gardnerville
Subject: Gardnerville Station (Eagle Gas) Status Report and Selection of Firm for Design Plans

I. TITLE:

For Possible Action. Discuss and receive a status report on the Gardnerville Station (Eagle Gas) Redevelopment Project at 1395 Highway 395 North (APN 1320-33-402-075), select a Town Board member to participate in the review of the Statements of Qualification, authorize the review panel to select a firm to prepare the design plans, and authorize the Town Manager to enter into a contract with the selected firm. With public comment prior to board action. (approx. 20 minutes)

II. RECOMMENDATION

Approve a member of the Gardnerville Town Board to participate in the review of the Statements of Qualification, authorize the review panel to select a firm to prepare the design plans, and authorize the Town Manager to enter into a contract with the selected firm, with contractual services to be paid with 2014 Community Development Block Grant (CDBG) funds.

III. BACKGROUND

The Town of Gardnerville acquired the Gardnerville Station property (former Eagle Gas Station) in June 2013 from Douglas County. Following a public workshop in September 2013, the Town Board approved a multi-phased redevelopment plan to turn this former gas station into a visitor center and Main Street Gardnerville office. The property includes 0.39 acres and is currently zoned General Commercial (GC). The building contains 1,176 square feet and the canopy structure in 1,250 square feet.

The first phase of this redevelopment project involves removal of all underground storage tanks, removal of any contaminated soil, and preparation of site improvement and building renovation plans. To accomplish the Phase One activities, the Town has been able to obtain over \$120,000 in State of Nevada grants, including a \$31,490 Brownfields Grant and an \$88,700 Community Development Block Grant (CDBG). In addition, the Town has been able to utilize the State of Nevada Petroleum Insurance Fund to pay for soil and groundwater assessment activities related to the leaking underground heating oil and waste oil tanks. Including the recent drilling and monitoring work at the site, the Petroleum Fund has paid for almost \$34,000 in assessment activities.

The redevelopment of the former gas station property also involves an opportunity to improve the US 395 “S Curve.” The Town is preparing a Boundary Line Adjustment (BLA) application in order to carry out a minor property swap with the adjacent property to the north of Gardnerville Station. The BLA will make it easier to work with the Nevada Department of Transportation (NDOT) on future improvements at the “S Curve.” The Town tried to obtain NDOT Transportation Alternative Funds (TAP) funds last year to implement “S Curve” improvements, but was not successful.

Finally, the Town will still pursue funding to improve storm drainage at this location. At a minimum, the site improvements at Gardnerville Station will include best management practices to reduce the amount of impervious cover and thus reduce stormwater runoff from the property.

The Gardnerville Station Milestones for FY 2014-2015 provide more information on the major activities for Phase One (*See Attachment 1, Gardnerville Station FY 2014-2015 Milestones*).

IV. DISCUSSION

The \$88,700 CDBG Grant includes \$50,000 for preparation of design plans for the redevelopment of the property into a public facility. The CDBG Grant also includes \$23,500 for removal of the three underground gasoline tanks and \$15,200 for demolition of the canopy. The Environmental Assessment (EA) for CDBG was approved by the State of Nevada on January 3rd. EA approval was based on retaining and restoring the canopy. The redevelopment plan will still include visitor parking, a monument sign, a bus stop for Douglas Area Rural Transit (DART), an electric vehicle charging station, a bicycle rack and solar panels for the roof. The site improvements will include new sidewalks, landscaping, and redesign of the curb cuts to US 395 and Mission Street.

The Town issued a Request for Qualifications on January 12, 2014 and will conduct a site tour for interested firms on Friday, January 30. The deadline for submittal of the Statements of Qualification (SOQs) is Friday, February 13. The review panel for the SOQs will include the Gardnerville Town Manager, the Main Street Gardnerville Program Manager, the Douglas County Community Development Department Associate Planner, and a member of the Town Board.

The schedule for the design work is as follows:

- January 30, 2015 at 10:00 a.m.- Site Tour
- February 13, 2015 – Deadline for Submittal of Statements of Qualification.
- February 27, 2015 - Selection and Notification to Consultant.
- March 20, 2015- Finalize Contract with Consultant.
- March-May 2015 – Preparation of Site Improvement and Building Renovation Plans and Cost Estimates.
- May 23, 2015 (tentative) - Public Workshop at Gardnerville Station
- June 2, 2015 - Presentation to Gardnerville Town Board.
- June 30, 2015 – Submittal of final design plans and cost estimates to Town.

Once the design plan for Gardnerville Station is completed, the Town will apply for more CDBG funds (through Douglas County) to construct the improvements. The Town was at risk of losing the ability to apply for more CDBG funds due to a change in the low- and moderate-income summary data for the Census Block Groups in Gardnerville. Fortunately, the Town was able to convince the US Department of Housing and Urban Development (HUD) that since Gardnerville Station is a multi-phased redevelopment project, the Town should not have to re-qualify for CDBG funds.

V. CONCLUSION

The preparation of site improvement and building renovation plans for Gardnerville Station (Eagle Gas) will allow the Town to obtain additional state and federal grants to start the construction phase of this redevelopment project. Once the design plans are completed, they will also be used to prepare the necessary rezoning and design review development applications.

Attachments:

1. Gardnerville Station FY 2014-2015 Milestones

Board meeting Topics of Discussion / Notes:

GARDNERVILLE STATION (EAGLE GAS) MILESTONES
 Updated January 26, 2015

TASK	2014							2015				
	July	August	September	October	November	December	January	February	March	April	May	June
Receive CDBG Grant Award												
Publish Early Notice for Floodplain Review Draft EA												
Finalize CDBG Subrecipient Agreement												
First Quarterly Report due 9/30												
Re-Enroll in Petroleum Fund for FY 2014-2015												
Receive Results from Spill Assessment												
Publish Combined NOI/RROF, FONSI & Final Notice for Floodplain (15 & 7 days)												
Submit EA and RROF to State and allow 15 days for public comment												
Second Quarterly Report due 12/30												
Obtain State Approval (Authority to Use Funds)												
Issue RFQ for Design Team												
Select Design Team												
Submit Boundary Line Adjustment to Douglas County												
Issue Bid for Gasoline UST's												
Award Bid for Removal of Gasoline UST's												
Third Quarterly Report due 3/30												
Remove Gasoline UST's												
Hold Public Workshop with Design Team												
Approve Final Design for Site and Building Improvements with Preliminary Cost Estimates												
Submit Zoning Map Amendment & Design												
Review Application to Douglas County												
Final Quarterly Report Due 6/30												
Eagle Gas Station Acquired on June 7, 2013												

13-5

Gardnerville Town Board
AGENDA ACTION SHEET



1. **Not For Possible Action:** Discussion on the Town Attorney's Monthly Report of activities for January 2015.
2. **Recommended Motion:** N/A
Funds Available: Yes N/A
3. **Department:** Administration

Prepared by: Tom Dallaire
4. **Meeting Date:** February 3, 2015 **Time Requested:** 5 minutes
5. **Agenda:** Consent Administrative
6. **Background Information:** Presented at meeting.
7. **Other Agency Review of Action:** Douglas County N/A
8. **Board Action:**
 Approved Approved with Modifications
 Denied Continued

Gardnerville Town Board

AGENDA ACTION SHEET



1. **Not For Possible Action:** Discussion on the Town Manager/Engineer's Monthly Report of activities for January 2015.

2. **Recommended Motion:** None required.

Funds Available: Yes N/A

3. **Department:** Administration

4. **Prepared by:** Tom Dallaire

5. **Meeting Date:** February 3, 2015 **Time Requested:** 20 minutes

6. **Agenda:** Consent Administrative

Background Information: See attached report.

7. **Other Agency Review of Action:** Douglas County N/A

8. **Board Action:**

- | | |
|-----------------------------------|--|
| <input type="checkbox"/> Approved | <input type="checkbox"/> Approved with Modifications |
| <input type="checkbox"/> Denied | <input type="checkbox"/> Continued |



Lloyd Higuera , Chairman
Mary Wenner, Vice Chairman
Ken Miller, Board Member
Cassandra Jones, Board Member
Linda Slater, Board Member

Town Manager Monthly Report February 2015 Board Meeting

- A. Gardnerville Station (former Eagle Gas):** See the report in Item 13. The RFQ Station walk through was Friday and can report on that at the meeting. RO Anderson prepared the BLA for the property. Mike Rowe prepared the revised deed for the Mission Street right of way and is currently under review. Candace will be presenting on the RFQ process and the scoring for the panel.
- B. 395 Crosswalks** – No news from NDOT on a contract. – we initiated the Videoing of the storm drain system to evaluate the system condition and determine where the old irrigation boxes are located so we are not surprised when sidewalk is removed.
- C. Kingslane Sidewalk Project** –Three Castles should be complete with his design next week. I met with Charlie Condron, Deputy Water master for this stretch of irrigation ditch to review the plans. There is concern on the amount of sediment in the system and in the diversion structure. We are getting that box cleaned out. He will then put it on a maintenance plan. The structure needs some attention and is a safety hazard with the wood lids and metal coverings. The work we perform on the box will return more water through the Martin slough ponds. Currently some irrigation water is being lost to the Ezell Ditch. We will start working on the elevation of the revised entry wall so we can present the final plan to the Kingslane HOA. We are are looking at matching the proposed fence (CMU, brick and wrought iron) that is being proposed at Sharkey's. It will fit in nicely with the improvements Raleys did a couple years ago. And a bronze lettering for Kingslane would look good.
- D. Hellwinkel Channel:** The plans are submitted to County, Army Corps, and WCAC. I need to get the plans to NDEP for the air Quality permit application.
- E. Wells Fargo ATM:** We are waiting on the actual bronze siding to compare to the existing building. There is a rendering attached with the revised enclosure. The proposed color will match the existing structures better than the previously proposed design.
- F. Sign at Lampe Corners Center:** We approved a new sign proposed for these three businesses, see attached.
- G. Sharkeys:** I met with Larry Henry, architect, for the project. He gave me a tour and showed me some of the things they are doing to the building. Its going to look great if his vision can come to fruition. I met with Carol Yparraguirree about the proposed "Minor design review" and has agreed to work with ROA on preparing the necessary easements for the joint access. Please review the letter I provided county staff and ROA office. I met with Rob about the letter. There are some things they are not willing to provide; ADA stalls in the annex parking lot, replacing all the curb and sidewalk along the properties. Not all is in bad shape but there is a lot that is old. The town will partner and have those deteriorated curbs and sidewalk replaced. I also want to discuss with Battle Born the possibility of replacing the sidewalk in front of battle born to the location where the town has already replaced the sidewalk. Please get with me if you would like to walk the area to see the condition of the existing facilities. A small investment now will finish off the improvements for a long time. Met with Troy at Battle Born about the plans as proposed by the adjacent property owner (Sharkey's development)

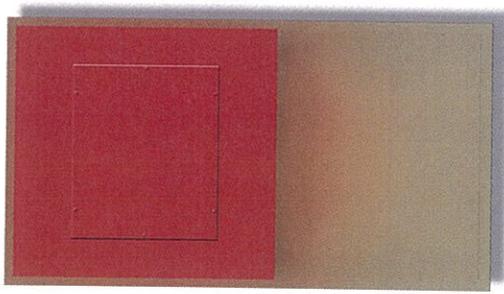


Lloyd Higuera , Chairman
Mary Wenner, Vice Chairman
Ken Miller, Board Member
Cassandra Jones, Board Member
Linda Slater, Board Member

H. Office Items:

- Worked with a contractor to clean up the martin slough ponds. Jim Groth cleaned the ditches, added riprap, cleaned out the pond sediment and moved it into the field to be hauled off once the permit for the channel is approved. There was flared end section that had deteriorated and had exposed rebar and was a safety hazard, which was also replaced, and the block we purchased 2 or 3 years ago were finally installed at the entrance to the culvert under Gilman Lane.
- Attended the Chamber meeting and provided a report on the town and its activities.
- Town staff and I looked into the storm drain issues surrounding the parking lot improvements.
- Had a staff meeting.
- Participated in a conference call with Wes Henderson and Paula and Kathie from Nation Main Street on Nevada bill SB51.
- Attended the county training Budget Kickoff and on Deferred Revenues.
- Met with Charlie Condron on how to determine the downstream users of our irrigation system that flow through the town.
- Attended the Planning commission to listen in on the discussion of the projects within the town.

REVISION A-8



Top View



Side View



Front View



Back View



Perspective

- 1
- 2
- 3
- 4
- 5

Backlit Signage

Tone on Tone Graphic Wrap

Illuminated Footer

4 Sided Illumination

- 1 MP Red #65837
- 2 3M Scotchcal Vinyl Red 3630-2236
- 3 3M Scotchcal Vinyl Yellow 3630-4039
- 4 MP Bronze #75296
- 5 Yellow Stucco

Wells Fargo

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B3880.02
Enclosure
6637

Rendered: CA
Approved:

Rev- 8
12/31/2014

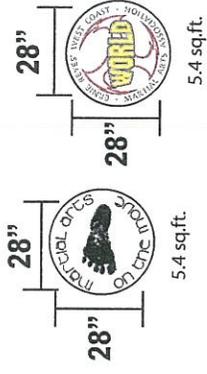
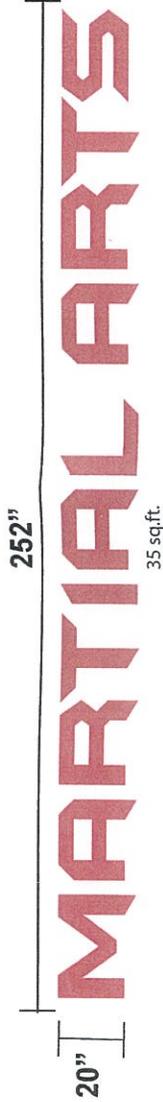
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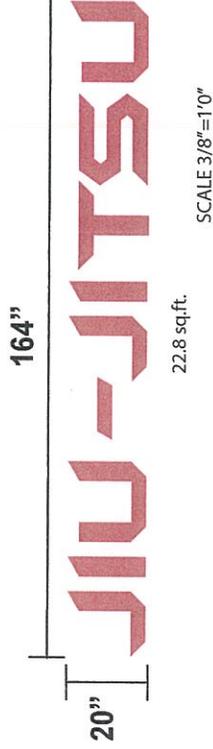
SIGN SPECS

SIGN TYPE •

Channel Letters



TOTAL 95.6 sq.ft.



EXISTING SIGN



PROPOSED SIGN 51 FEET TOTAL LENGTH



1902 IDAHO ST.
CARSON CITY, NV.
O/775.883.9259
F/775.883.9266

Project No: 123014
Date: 12-30-14
Revision: 1

MARTIAL ARTS
1328 HWY 395 N. Ste 202 GARDNERVILLE, NV. 89410
Location:
Sales Rep: ALPINE SKETCH 9062

RECEIVED

JAN 05 2015

DOUGLAS COUNTY
COMMUNITY DEVELOPMENT

MARTIAL ARTS

1328 HWY 395 N, Ste 305
GARDNERVILLE, NV. 89410
APN:1220-04-601-013

PAGE: 1

ALPINE SIGNS

1902 IDAHO ST. C.C., NV.
775-883-9259
CATHY DETCH Q. E.
NV LIC 41583 C-6
LIMIT 525,000 EXP. AUG 2015

15-5-(F)



January 28, 2015

Attn: Lucile Rao,
Douglas County Planning Department
PO Box 218
Minden, NV 89423

RE: Sharkey's DA 15-003 – Sharkey's Parking lot Minor Design review for the Rehabilitation

The Town of Gardnerville has reviewed the Minor Design review documents and technical drainage study, received January 14th with additional copies provided from the County on January 21st.

Town staff understands that the County did not support the town board recommendation on providing a fence along 756, and the code requires a shorter wall along 395 than previously proposed.

The town recommends County staff consider the following comments and conditions of approval for the Minor Design review:

1. Widen the ADA ramp and truncated domes plate along the proposed 395 commercial entrances rather than provide minimum ramp width of 4' ramp. Use of a curb against the landscaping or building area would allow the ramped area to be widened, to match the widened sidewalk section the ramp is being placed in.
2. DC design criteria section 2.2.14 states the parking lots shall comply with the current ADA standards and regulations. Provide ADA stalls in the annex parking lot.
3. Per section 20.690.080.D.5 of the Douglas County Code states a *"six (6') foot landscape planter is required for every 8 parking stalls"*. Remove the pedestrian sidewalk that accesses the 756 sidewalk at mid-block landscaping finger. There is over a 2' elevation difference from the proposed back of curb and the existing top back of curb. The ramp will be too steep for pedestrian access.
4. The center decorative street light within the parking area facing highway 395 may not be required as there is an existing street light nearby on the highway.
5. Provide pedestrian access route from the parking area directing people to use the proposed and existing crosswalks across State Route 756.
6. The contractor needs to provide notification and coordination with the adjacent business owner for the times when the 395 access to Battle Born will not be available, and provide an alternative access route that is marked, should access be needed during normal business hours, and when the power will be interrupted, during business hours.
7. The overhead power lines, once relocated, should exceed 14' in height to allow delivery and refuse vehicle access under the relocated lines.
8. Town staff is concerned about the existing condition of the curb and gutter in front of the sidewalk which is being replaced.
9. The existing Storm Drain metal lid on the existing storm drain system or old irrigation box should meet the requirements of the ADA or changed to a standard manhole lid.

15-6-6

10. Town Staff is concerned about the mechanism in place to protect the existing deteriorated and damaged adjacent property owner fences at the east parking area of the existing Sharkey's Building. Can the curb be placed to allow for an overhang so vehicles do not continue to damage the existing fence or wall?
11. Provide a preventative maintenance plan for the Ultra Urban filter being proposed in the technical drainage study dated January 7, 2015, section 4.5.
12. Provide a detail and capacity of the small retention basin with a berm, as stated in the technical drainage study dated January 7, 2015, section 4.1.
13. Is it the developer's intention to terminate access to Gasoline Alley by blocking the alley terminus with landscaping? (at the Battle Born property shed)
14. The Town will not assume maintenance of any on-site improvement proposed in this application. Operation and maintenance of all on-site improvements shall be the responsibility of the property owner.
 - a) The applicant shall be responsible for all administrative, engineering, and/or legal fees incurred by the Town in conjunction with reviewing this project. These fees shall be reimbursed to the Town before the issuance of the final occupancy approval.
 - b) Damage to the Town's existing infrastructure during the construction phase of this project shall be replaced at the contractor's/developer's expense, (i.e. paving, curb and gutter).
 - c) All development shall comply with the Town's general improvement standards.

If you have any questions or comments or require additional information, please do not hesitate to contact me at 782-7134.

Sincerely,



Thomas A. Dallaire, P.E.
Gardnerville Town Manager/Engineer

Enclosures

cc: Barbra Resnik, Douglas County Engineering
File

1501 Martin Slough Cleanup

Tuesday, January 27, 2015



Project Scope:

1. Remove and pile willows at the south end (south of the path bridge) of the ditch between the barn and Jensen mansion.
2. Smooth ditch slopes at this location and back fill tail water ditch at the bridge.
3. Clean debris from the weir.
4. Form channel to the first pond and clean up of bank on the first pond removing and piling willows in the adjacent area.
5. Dredge the pond 4 to 6 inches and smooth out material in wetland.
6. Form and clean up channel from pond to path culvert and spread material thin in the wetlands.
7. Form channel and provide side slopes of 3:1 from path to pond inlet.
8. Re-grade pond area to smooth out the existing grade.
9. Remove bank and install keystone block walls 80 to 100 lf at the easterly Gilman wing walls.

15-B-4

42" Culvert Inlet Replacement -- Martin Slough

Tuesday, January 27, 2015

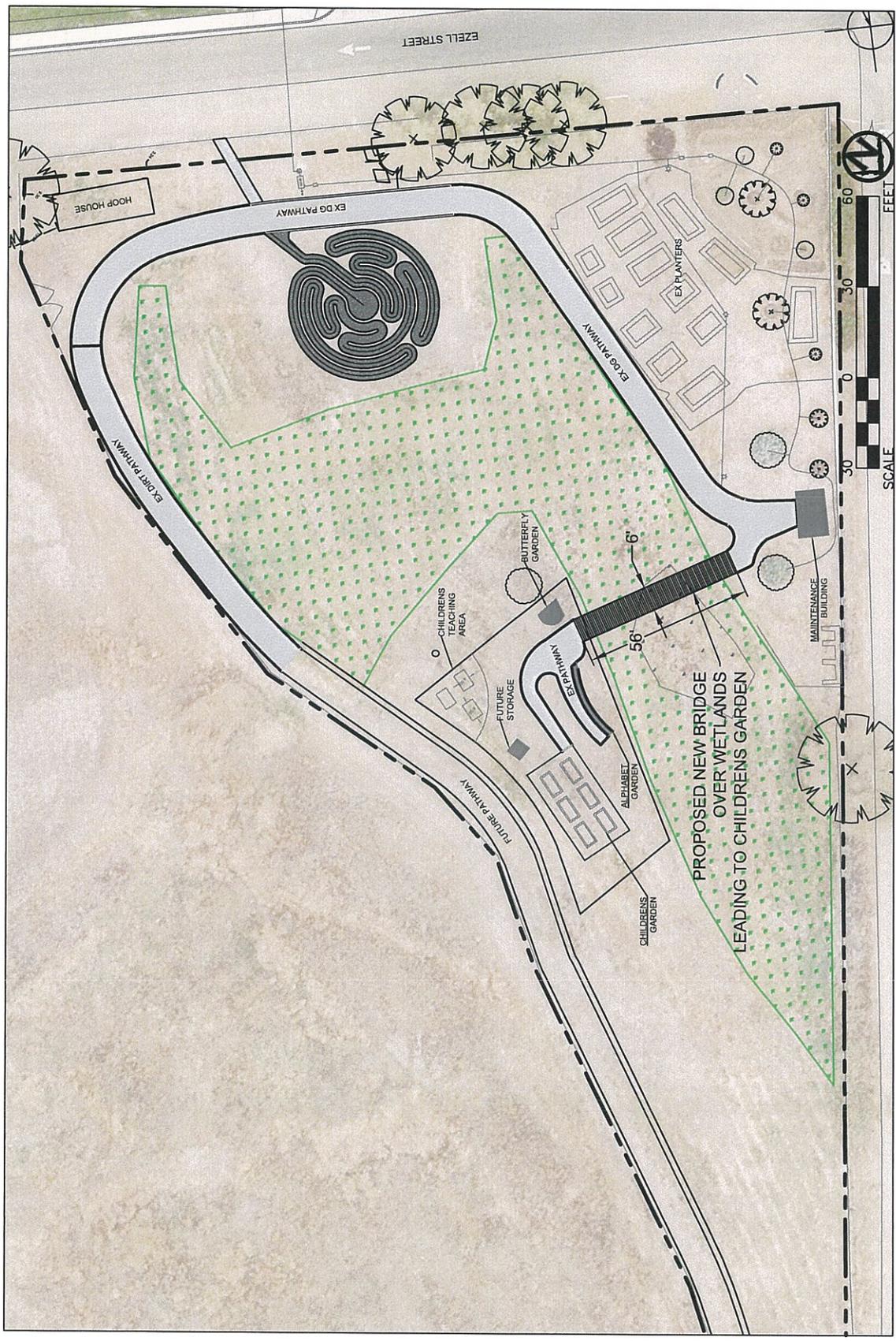


After

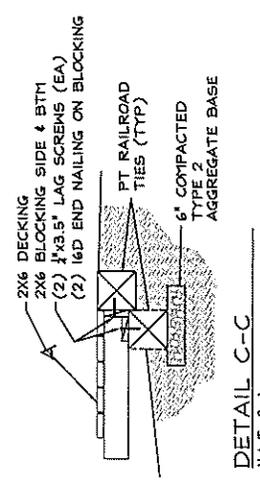
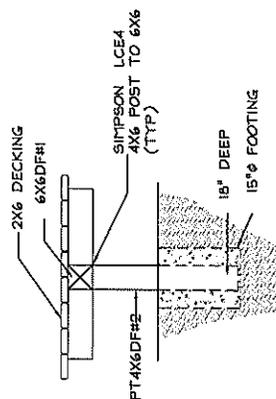
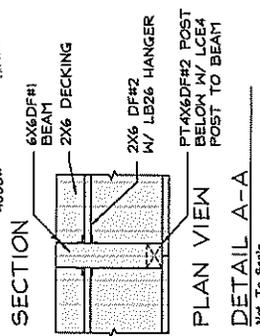
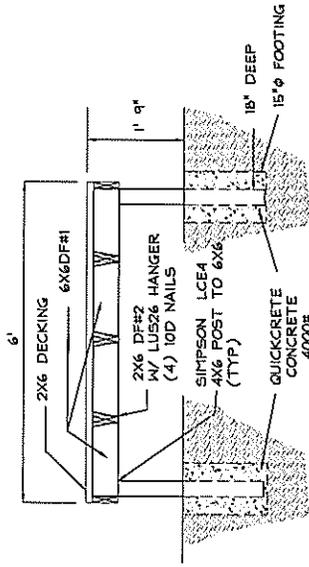
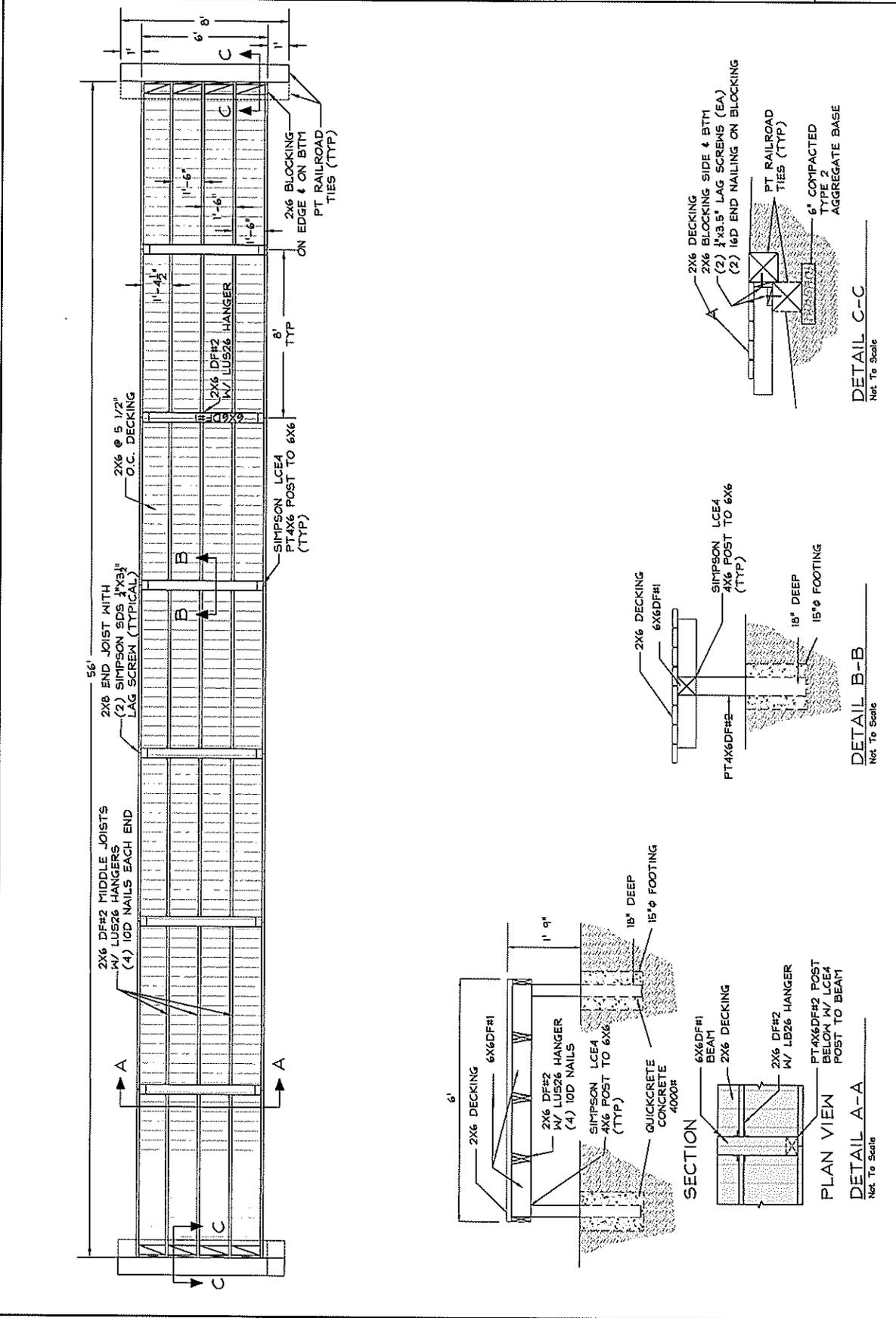


Before

15-9-H



15-4-H



15-10-4