



GARDNERVILLE TOWN BOARD

Meeting Minutes

Linda Slater, Chairman
Lloyd Higuera, Vice Chairman
Mary Wenner, Board Member
Mike Philips, Board Member
Ken Miller, Board Member

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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, August 5, 2014

4:30 p.m.

Gardnerville Town Hall

Chairman Slater called the meeting to order at 4:30 p.m. and made the determination a quorum was present. Tom Dallaire is not present. Geoff LaCost will be sitting in for Mr. Dallaire.

PRESENT:

Linda Slater, Chairman
Lloyd Higuera, Vice-Chairman
Mary Wenner
Mike Philips
Ken Miller

Jim Hales, Town Attorney
Geoff LaCost, Civil Engineer 1
Carol Louthan, Office Manager Sr.

ABSENT:

Tom Dallaire, Town Manager

PLEDGE OF ALLEGIANCE- The pledge was led by Ken Miller.

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.

Mr. Miller requested Item 11 be taken immediately after item 8 since he has to leave early.

Motion Higuera/Wenner to approve the agenda with the change Mr. Miller suggested.

No public comment.

Upon call for the vote, motion carried.

FOR POSSIBLE ACTION: APPROVAL OF PREVIOUS MINUTES:

July 1, 2014 Regular Board meeting, with public comment prior to Board action.

Chairman Slater corrected the spelling of Mr. De Mardahl in the July minutes to Demar Dahl.

Motion Higuera/Wenner to approve the July 1,2014 minutes with the change to the name in item 10.

No public comment.

Upon call for the vote, motion carried.



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.

Mr. Linderman commented about SeeClickFix.com, a web tool that allows residents to report nonemergency issues. If there is a group of people that have an interest, an HOA or a club that maintains something, any maintenance issues can be uploaded and staff that might be responsible can see those things to develop a priority list. It is a convenient way that people could provide feedback in a quick manner. Apparently there are free services available at that site.

Chairman Slater presented Mrs. Louthan with a plaque for 20 years with the Town of Gardnerville.

Chairman Slater represented the Town of Gardnerville on one of the selection boards in the search for the new county manager. Each panel was made up of a diverse group of people. Out of the 71 applicants it was narrowed to seven. All of the seven interviewed were more than qualified and very professional. The next step will be taking it to the board. They took a tour today of the community. The commissioners will meet individually with them tonight. On August 18 the board will do their formal reviews. All of the comments from the four panels will go to them for consideration. On August 21st the Board of Commissioners will make the final selection with October as being a possible start date.

Mr. Linderman did attend the public meeting last night with the candidates for county manager. Public comments were welcome at that meeting. I agreed that all seven were very good. There were four preferred over the other three. But it would be a hard decision for the board to make.

Chairman Slater believed the panels were very important. Each panel had a set of questions we asked each applicant. The panel I was on had a lot of questions geared toward the improvement districts and the towns, where you might have had another group that asked a lot of questions concerning development and tourism. It was very informative and they all interviewed great. Be interesting to see who they select.

Mr. Miller mentioned the two letters in the packet under correspondence. It's nice to see letters like that for our staff. It reflects back on us as a board.

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.

Mr. Miller would like to have items 4 and 5 pulled for review.

Motion Higuera/Miller to approve items 1, 2 and 3 and pull items 4 and 5 for discussion.

1. **For Possible Action:** Correspondence
Read and noted.
2. **For Possible Action:** Health and Sanitation & Public Works Departments Monthly Report of activities
Accepted.
3. **For Possible Action:** Approve July 2014 claims
Approved.
4. **For Possible Action:** Approve a request by the Douglas County Republican Committee to hold a political barbecue fundraiser in Heritage Park October 11, 2014 from 9:00 a.m. to 5:00 p.m. designated a Class III use per park use and reservation policy.
Pulled for discussion.
5. **For Possible Action:** Approve Gardnerville Special Event Application for the 24th Annual Carson Valley Sertoma Oktoberfest scheduled for September 21, 2014 in Heritage Park, designated a Class II use per park use and reservation policy.
Pulled for discussion.

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)

(Pulled from Consent Calendar)

4. **For Possible Action:** Approve a request by the Douglas County Republican Committee to hold a political barbecue fundraiser in Heritage Park October 11, 2014 from 9:00 a.m. to 5:00 p.m. designated a Class III use per park use and reservation policy.

Mr. Miller pointed out there are two discrepancies on the application: the contact line does not have a person's name. On the back side of the same application, it has for fire and emergency services plan that says ask Tom. Tom

who, number one, and if it is Tom Dallaire it could put ourselves in jeopardy. It is up to the applicant to draw up those plans according to the fire policy.

Motion Miller/Higuera to continue item 4 for one month to give the applicant time to draw up that fire plan and also supply a name.

No public comment.

Upon call for the vote, motion carried.

5.  **For Possible Action:** Approve Gardnerville Special Event Application for the 24th Annual Carson Valley Sertoma Oktoberfest scheduled for September 21, 2014 in Heritage Park, designated a Class II use per park use and reservation policy.

Mr. Miller noted on the last page it does not have a park deposit accounted for. That is required.

Mr. LaCost thought perhaps they could approve it based upon payment before the event.

Motion Miller/Higuera to approve the application at this time subject to the collection of the \$300 park deposit.

No public comment.

Upon call for the vote, motion carried.

ADMINISTRATIVE AGENDA

6.  **For Possible Action:** Discussion to approve Proclamation 2014P-02 recognizing the week of August 11th through August 17th, 2014 as Brain Injury Awareness week; with public comment prior to Board action.

Mr. Smith would like to thank the board. We've been doing this about 10 years. I brought some guests. Mr. Smith went over the background of his brain injury. My wife just had a brain injury. Mr. Smith asked Theresa and Josh Morros to speak.

Ms. Theresa Morros thanked the board for inviting them. Some facts about brain injury include 1.7 million people, including 475,000 children, sustain a TBI (traumatic brain injury) each year. 5.3 million individuals live with long lasting disability as a result from a brain injury. About 75 percent of TBI's are concussions or another form of a mild traumatic brain injury. Any type of jolt to the head needs to have prevention as soon as it happens.

Josh Morros thanked the board for allowing him to share his story. Imagine yourself in my shoes when I was 16, eating, breathing and sleeping for the dream, the youngest to ever become a professional motorcycle racer in off-road racing. At 16 I was asked to represent the USA in the prestigious ISDE, or what we call the Olympics of off road racing. I felt like I was on top of the world. Imagine within the blink of an eye it goes black. You hear voices and see light to wake from a coma 24 days later. I woke up paralyzed, not able to walk or talk. (a video was shown at this point in the meeting) It wasn't an injury you can bounce back from. I suffered an injury only 10 percent survive from and of that 10%, one percent have some sort of disability. I had to relearn everything. I pushed forward and found a breakthrough. My career as a professional motorcycle racer is sidelined since I can't take another hit to the head. In 2011 I rode my bicycle across the country 2788 miles for the Head Injury Association of America. I learned I wanted to be a voice by being a role model and inspiration to others to never give up. Nutrition and exercise allows your body to heal and recover quicker. Never just shake off an injury. Always put safety first. I always wore the best safety gear. As I continue, I am hoping to share my experience to make a difference. I'm encouraged to help create a safer environment for kids and I am honored to be a part of it. Thank you for allowing me to share. I appreciate the opportunity.

Chairman Slater presented Proclamation 2014P-02 to Mr. Smith, Josh Morros and Theresa Morros. a Proclamation by the Gardnerville Town Board recognizing the week of August 11th through August 17th 2014 as Brain Injury Awareness week.

Motion Miller/Higuera to approve Proclamation 2014P-02 recognizing the week of August 11 through 17 as Brain Injury Awareness week.

No public comment.

Upon call for the vote, motion carried.

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

Mr. Miller reported for Ms. Lochridge. The Basque mural paperwork has been submitted to the planning commission and public notice has been placed on the building. Hopefully we will see it by October or November on the wall. The recent event of July 4, final tabulations are not quite done yet. Tom and Paula are still working on those. We should continue item 8. The other item is Roger Sandmeier, husband of Carol Sandmeier (Main Street board member and Heritage Park Gardens founder), passed away after recent surgery. Carol has done so much work for the Main Street program. The service is August 15th. Roger was always there to support us at the garden and be there to cook and gopher for all of us. August 15th at the Presbyterian Center at Zephyr Point at 1:00 p.m. is the service if anyone would like to attend.

8.  For Possible Action: Discussion on July 4, 2014 Freedom 5K run/walk event and provide direction on continuing or discontinuing the event; with public comment prior to Board action.

Motion Miller to continue item 8 because the final numbers are not in on that. I will say we had 81 runners this year versus 21 last year. We had four times the amount of people. The advertising helps on the radio.

Ms. Wenner seconded the motion.

No public comment.

Upon call for the vote, motion carried.

Chairman Slater informed everyone we are going to take item 11 before we continue on.

11.  For Possible Action: Discussion on Draft Resolution 2014-01, a resolution by the Gardnerville Town Board adopting policy regarding opening invocations before meetings of the Town Board of Gardnerville; with public comment prior to Board action.

Mr. Hales mentioned Mr. Rowe spent a lot of time on the resolution. He referred to the recent case Town of Greece versus Chambers where the Supreme Court supported public entities starting their meetings with a prayer. He went to other local governmental agencies, including the county, and took a look at their ordinances. From that he extracted what he needed and put together this resolution. He is quite comfortable that this resolution complies with the constitutional parameters. The resolution is not self-sustaining. It does require effort on the part of the board to reach out to all of the different religious organizations to invite them to come forward. It also presents the situation where someone may come and offer a thought or prayer that isn't in conformity with what other people in the audience may feel is appropriate. But you take one, you take all.

No public comment.

Vice-Chairman Higuera believed the resolution was very well done.

Ms. Wenner concurred, including the part where we decide in a year if we continue it.

Vice-Chairman Higuera asked if Mr. Miller was still up for putting this together.

Mr. Miller is, definitely. A start date would be the month of October. I have to put the list together and contact the individuals. If we try for September it might be too soon. We might miss somebody. I would hope that the local Record Courier would put an article in the paper about the resolution so it would be known to the public right away.

Mr. Hales advised you will have to publish the formal notice but your point is well taken.

Chairman Slater has read the well-written resolution and would commend town counsel for all the hard work and effort to bring forth a document that appears to be very fair and equitable. However, as I stated last month I agree with the comments that were raised by both sides. I still personally see this as a slippery slope for the town. I believe a moment of silence would be much more appropriate. I think the less controversy the town has to face, the better. If we start this it has to be reviewed each year. If it is not brought back next year and approved but it is the following year; we're not being consistent. To me a moment of silence is much more appropriate.

Mr. Philips would respectfully disagree with the chairman on this issue. I think the invocation is the way to go.

Mr. Miller hopes we could review this annually under the consent calendar unless there were comments that came up during the year. It is much more informal and doesn't bring the public issue every time. But it is on the agenda and it does point it out.

Ms. Wenner thought it would be a good thing to review it. I'm all for freedom of speech and freedom of religion. If we don't agree with it; that's our choice. I think it's okay for now. See what happens.

Vice-Chairman Higuera agrees with the majority of the board. A moment of reflection is good. We are talking about 90 seconds. I understand your concerns about the follow through. Ken has pledged to take this on. I realize he won't be around forever. I'm sure someone else will take up the cause. I am on board with the resolution.

Motion Miller/Higuera to adopt Resolution as presented by town counsel for the purpose of having opening invocation before meetings and to be reviewed annually.

No public comment.

Motion carried with Slater voting nay.

Mr. Hales will have the resolution for the board to sign after the meeting.

9.  **For Possible Action: For Possible Action: Discussion on a request by Ken Hendrix, Jenuane Communities the Ranch, LLC, to modify an existing Planned Development PD 04-008 to:**
a. Increase the number of residential units from 41 to 42 in the multi-family zoning portion of the project;
b. Request for approval of private roads without sidewalk;
c. Request a variance of improvement standards to reduce the width of the right-of-way from 60 feet to 32 feet;
d. Request to allow tandem parking for unit 1 in each of the proposed 14 buildings and;
e. Request a waiver of the recreational vehicle storage requirement, totaling 5 spaces.
The subject property is located at Heybourne Road and Gilman Avenue within the SFR-8000 PD/MFR (Single Family Residential and Multi-family residential) Zoning District within the Minden-Gardnerville Community plan (APN:1320-33-210-069); with public comment prior to Board action.

Mr. LaCost reported there have been a lot of changes on this project. Some of our concerns have been addressed and some were not. The new plan is in front of you. We have a presentation by Stephanie Hicks.

Ms. Stephanie Hicks, representing Jenuane Communities, the Esplanade at the Ranch multifamily project, was present. (A power point presentation was given on the project.)

Chairman Slater asked about tandem parking.

Ms. Hicks explained one car can't get out without the other car being moved.

Mr. LaCost asked about the trash totes. It doesn't seem like there is enough space to get one trash tote to each residence in those gaps. We need a three foot clearance in between trash totes. Is there enough room in those specified areas?

Ms. Hicks has not done the measurements. I didn't realize there was a three foot clearance concern. We are amenable to little paved sections where they can come out and put their totes that wouldn't be on the road.

Mr. LaCost felt with the widening of the road that problem is mostly resolved. But you don't want to put the totes in front of a driveway. I don't believe there is enough space to fit every tote for residents. I also have a concern for the radius along the corner of Cinch and Concho. It doesn't appear to be 25 feet. The trucks are 20 feet axle to axle. We need as much room as possible so we don't clip the water meter. Also Lasso Lane is being cut into to install the water main. Isn't there a fire hydrant just north that could be tapped into? We would like not to cut into Lasso.

Ms. Hicks understands the concerns. This is a preliminary design. As we move into site improvement permits, those considerations will be made. We want to prevent cutting into Lasso. I think that analysis still needs to be made.

Mr. Miller has a concern about no sidewalk unless it is a gated community. If there is no gate it is open to the public. That is a safety issue to have sidewalks so people are visible as cars back out.

Ms. Hicks stated the sidewalk is along the north side of Concho. They have the access until it's time to cross the street and then they can get to the sidewalk that goes into the home. There are a lot of multifamily developments that just have a drive aisle and you have an alley loaded product.

Mr. Philips thought they were trying to put too much in too small a space in this project. We will run into problems picking up garbage with the size of the streets. Overall I don't really care for the plan at all.

Chairman Slater asked if they wanted to have the RV's park in the driveways. Isn't it county code to have those located behind a fence?

Ms. Hicks believed that to be true in residential areas with single family units. It doesn't cover multifamily, which is why they require a storage unit facility within the development. That's what they are hoping to prevent. The parking spaces are scattered throughout the site.

Mr. Miller believed if you look at Winhaven, they have RV storage. I hesitate to look to an HOA to enforce no RV's on the site because what can they do other than levy some type of lien that might go on their property at the time. This plan doesn't allow that at all.

Mr. Rob Anderson, Anderson Engineering, pointed out with respect to the RV's, the project has a waiver. No RV spaces are required. We are asking for a waiver only as a ministerial action. The whole project already has that waived. In this instance those parties would have to make that accommodation. Geoff mentioned the radius. I would tell you we are involved in the design of a local project that requires the fire/ladder truck. We just went through the turning movements on similar width streets. Douglas County's fire truck will make that radius.

Mr. LaCost mentioned there are no widths on the plan for the corner of Cinch Trail and Concha Drive.

Mr. Anderson noted these are conceptual designs. Details like that will have to be addressed during the final design. This is a concept. Is this configuration acceptable? It meets Douglas County standards for multifamily.

Chairman Slater brought up the Town of Gardnerville has a Plan for Prosperity. This doesn't seem to fit into that concept. How do you justify that?

Mr. Anderson argued this is a private development. In the context of the town's Plan for Prosperity, that overall issue was addressed when the original project approvals came forward, albeit we have modified them two or three times to get through the process.

Ms. Wenner believed in Winhaven they have a section for visitor parking. I haven't seen any here.

Ms. Hicks pointed to the spaces on the plans. There is also parking on the bigger streets. I believe there are 10 spaces for parking in the development.

Mr. Philips asked if Cinch Drive had any sidewalks.

Ms. Hicks answered no. There are sidewalks on Lasso and Heybourne.

Mr. LaCost asked if there is a snow plan. With all the concrete in the area that needs to be cleared off. Is there a place for the snow?

Mr. Anderson answered in the streets.

Chairman Slater asked about the large buildings creating shaded areas.

Mr. Anderson suspects there could be ice. They would shovel the driveways just like you or I.

Mr. LaCost pointed out a lot of this came in at the last minute. The roads were widened. A lot of issues we had were addressed, but the design can also be continued and improved. The trash enclosures are an issue because of the spacing. Two yard bins may be a better option. I think that is what was approved two years ago. The design can still be refined more before approval.

Vice-Chairman Higuera agreed with Geoff. There are an awful lot of issues still unresolved. When you read the staff report there are quite a few valid concerns. The concerns deal with the Plan for Prosperity. There are still things to work out on the parking, RV, trash totes, trash trucks having enough room to get in. One of the staff recommendations was to continue the item to get it refined to the point where we can approve it.

Ms. Hicks stated there are a lot of things we are asking variances for. The reason is because the client has chosen to make the roads and provide driveways. The same size project could be created similar to Pebble Creek, which is a great project, but has drive aisles and parking lots. It doesn't have the feel of a single family residential development. Because of that choice, the applicant has to ask for variances because we don't meet county standards for roads. It might not meet the Plan for Prosperity as far as sidewalks, but connectivity, if you took those out and you didn't call them roads, considered them drive aisles, it would have connectivity that is not as good as this as far as pedestrian paths.

(Mr. Miller left the meeting at 5:45 p.m.)

Mr. Linderman thought if they were parking on the south side of the road and they have to cross to the north side in order to get to the sidewalk and cross back again to the south side to the person they are visiting, I cannot imagine they are going to use that sidewalk.

Mr. Dirk Goering, Douglas County Planning along with Hope Sullivan, Douglas County Planning Manager here on behalf of the county. County staff is here to listen to the comments, incorporate your comments and forward them on to the planning commission. One clarification is the density would meet county code. A private road is allowed if it meets county standard of a 37 foot width road. The applicant is requesting a variance to reduce that down to 28 with the most recent revisions. County code requires RV parking. County code requires five RV spaces would be required with this multifamily development. The applicant is asking for a variance to that. County code requires all parking spaces have unobstructed access to private or public road. That is why tandem parking is prohibited. The applicant is requesting a variance. County code states a continuous sidewalk system is required. The applicant has provided a sidewalk system and it is up to the town board and planning commission to see if it meets county code. Planned developments are allowed to request variances.

Public comment.

Ms. Cassandra Jones, resident of Chichester, is concerned about following the Plan for Prosperity. The plan was designed years ago to keep the community on a certain path and a certain character. There seems to be too much in too little space and the applicant is asking the town/county to bear the consequences of that and hope we can fix it later. A few of the things I don't think were discussed would include: if the parking is on the main streets then the town bears the consequences for the repairs for the extra wear and tear. By minimizing the width of the street and only having 10 parking spaces it is going to push guests to park on town roads at town expense to repair. I would be particularly concerned about the impact on the town in that way. One of the things our community has strived for is connectivity and walkability. This particular part of our town we have been pursuing the trail system. To have such difficult walking paths and at such a narrow width defeats the intent that we have tried to express through the Plan for Prosperity and through the trail system. I particularly, as a mother with small children, would love to see sidewalks I could walk with my children on. At four feet they are not wide enough to do that. In this particular case, while I appreciate the attempt to make connectivity between Lasso and Gilman with the sidewalk along the north edge of Concho, it makes no sense with where the guest parking is. If a guest needed to park at either of the three spaces near Lasso or the two spaces near Gilman, and yet reach buildings #11 or 12 on the south side, they have no way to get to the buildings in the middle without walking across the street, using the sidewalk on the north end and come back. It is actually a dangerous design for guest parking.

Ms. Lori Simpson, a resident of the Ranch, has some grave concerns. The first thing is there is an issue with school buses. At certain times of the day not only are the buses letting off massive amounts of children, but we have

parent pickup and traffic from Chichester. I don't think that has been addressed. One of the issues is there is always a police officer watching traffic. Right about the same time we have mail delivery and pickup on the street. I don't know how that will enhance livability for the people living in those units, not to mention whenever we have something at one of the parks we have mass parking problems because it's become so popular. There is just not enough room. I would beseech you to pause before you go forward in making any approval. There are multiple issues going on with the builder at this time and congressional investigation because of lack of responsibility and response. Also, the attorney general has spoken with the county in regards to this. The builder needs to go forward and be responsible for issues they have not addressed with the existing residents. I would ask you be patient as we are trying to be, so it can be worked out. When they just squeezed in and made more houses fit in, they somehow forgot to connect the sewers to the main sewer system. Too much is being squeezed into a small space. It can be done properly if there is responsible building. Right now I have doubts on that. I would just ask you look and be patient until there is resolution. I am waiting for the builder to work out resolution so they take care of the existing problems before they go forward with new projects.

Mr. Philips thought somebody dropped the ball at the county level. Someone inspected the sewer line and signed off on it.

Mr. Franklin Harry Ernst, resident at 1513 Lasso Lane. I am very pleased with the neighborhood. My first concern is the previous project has a ditch that is unimproved presently. Make sure that ditch gets improved before they build the additional units. Concha Drive will be a shortcut between Gilman and Lasso, unless you put in ways to discourage shortcuts. I am from Vallejo, California and I don't see the problems here that I see down there but the potential is there. The sidewalk is on the north side of Concha. Unit 4, as configured, has no place for landscaping so there is no privacy. You have a water meter that will get run over. If there are cars in the driveway and you have other cars trying to park that will be difficult. With narrower streets you will get a more intimate feel. There are some complications to work out. I think they are going at this as a cookie cutter approach and calling this high end. It is not high end. I own property there. The barbecue area will be an attractive place for people to hang out. That will be an invitation for kids to use that as a hangout.

Mr. LaCost asked if the Park ditch will be extended from Gilman to the Martin Slough.

Mr. Anderson answered no. The culvert is underneath Gilman already. The plans are approved. It is part of the Phase 1 permit. Improvements have been secured. It will extend from the existing irrigation ditch underneath Gilman southbound to the southwest corner of this development and then it matches natural grade and continues to flow along its historic channel. It will be done before certificate of occupancy. This project relies on that drainage.

Mr. LaCost asked if fill material will be brought in the same way as it has for the rest of the project? We have had a lot of complaints with trucks going through Chichester. Is there any plan to improve that? There are another 600 units or 500 units to do.

Mr. Anderson answered they will be coming off Lucerne. The north portion of the project is coming off of Buckeye or Lucerne. One of the things that has been discussed with Tom is the developer's interest in possibly converting these to slab on grade. You have a project approval in front of the town for a site improvement permit for excavating material within the wetland to create a wetland enhancement area that will further reduce the need for imported fill. I remind you this is a planned development and a design review. This process is designed to say in concept do the elevations and the site plan meet the general requirements of the town. My assertion is it does. To ask the developer to develop a level of plans that deal with all the specific issues precisely and discretely at this level is very difficult. Whether we use a two yard bin or a tote; whether or not somebody leaves it on the corner of the driveway; those types of details are premature at this point.

Mr. Linderman, as an RV owner, would really hate to see RV parking variances. I realize the whole development has one. I think that was a mistake.

Ms. Simpson commented one of the reasons we bought our house was the nature and the Martin Slough. Most of the people that buy homes there, that is what draws them. It feels like everything is being squeezed so tight. I don't know if there would be a way for everybody to be happy, but still enhance the area. It seems to me unethical to squeeze all this in and that is supposed to fit in the Valley Vision. How does that compliment it? There has to be a way not to compromise the original birth of the idea.

Mr. Glen Linderman felt the more he looks at this the barbecue area in the corner seems like that should be in the center, subtract the one house in the middle and put five along the north lane.

Mr. Philips pointed out if it was in the middle think of the traffic problems you would have.

No further public comment.

Vice-Chairman Higuera would like to continue this item.

Motion Higuera to continue this item and hold a special meeting in September after the engineer/developer/town and county staff have worked out the issues involved and the issues identified here at this meeting.

Mr. LaCost asked if they wanted to have a special meeting or discuss it at the regular board meeting.

Chairman Slater believed they could hear it at the next regular board meeting.

Vice-Chairman Higuera changed the motion from a special board meeting to the regular board meeting in September.

Mr. Anderson would ask if they are going to continue this item he would request a special meeting so they could get together and hopefully resolve things. If there needs to be further discussion at the regular board meeting we could do that. It would be much appreciated if you could accommodate that so we don't find ourselves here on the Tuesday before the planning commission and end up with another continuance.

Vice-Chairman Higuera withdrew the previous motion.

Motion Higuera/Philips to continue this item and hold a special meeting in August after the engineer/developer/town and county staff have worked out the issues that have been identified this evening at our meeting. Motion carried.

10.  **For Possible Action:** Discussion on a request by Ken Hendrix, Jenuane Communities, the Ranch LLC, for a major design review for a 42 unit multi-family townhouse project. The subject property is located at Heybourne Road and Gilman Avenue in the MFR (Multi-family residential and SFR-8000/PD (Single Family residential – one-half acre minimum net parcel size) zoning district and within the Minden Gardnerville Community Plan (APN #1320-33-210-069; with public comment prior to Board action.

Mr. Philips stated staff is recommending a motion to continue this also. I don't know if we want to get into further discussion.

Mr. LaCost advised one is contingent on the other.

Chairman Slater suggested continuing this to a special meeting in August.

Chairman Slater called for public comment.

Mr. Franklin Harry Ernest, would like his comments for item 9 to apply to this item as well. I do think that unit 4 is cramming it.

Ms. Simpson would heartfully, prayerfully, ask that you wait until we get some resolution on the existing issues with county legal team, builder, EPA and congressmen so we can go forward and know that all the other issues have been resolved. I would like all my comments to stand for this item as well.

No further public comment.

Motion Higuera/Philips to continue this item along with the previous item and hold a special meeting in August since this item is contingent on number 9 being approved. Motion carried.

11. **For Possible Action:** Discussion on Draft Resolution 2014-01, a resolution by the Gardnerville Town Board adopting policy regarding opening invocations before meetings of the Town Board of Gardnerville; with public comment prior to Board action.
(Taken earlier in the meeting)

12.  For Possible Action: Discussion on the health and sanitation department charges for service, funding and discussion of trash rates; with public comment prior to Board action.

Mr. LaCost reviewed it has been four years since the last rate increase. Our costs have steadily gone up and we have not raised rates. We are getting to the point where we will be unprofitable. Some of the issues are: 1. streamlining billing; 2. eliminate bin rental fees; 3. if scheduled for pickup, we charge for pickup; 4. a minimum of one monthly pickup; 5. eliminate the minimum monthly user on residential; 6. charge for the second residential tote.

Mr. Philips asked how they will track that. If they have two totes and only set one out.

Mr. LaCost answered if they have a second tote it will be \$5 a month. If they don't want a second tote we will pick it up. We should encourage greenwaste.

Chairman Slater asked if this would encourage those that have a little over full to try to put that in there and therefore the can won't be closed. We encourage people to clean up. We are going to be seeing a lot more open bins. I don't know if it will be worth the time and effort by having our men have potential problems that will only escalate as a family grows. One bin is fine for a small family but for \$5 I like the cleanliness.

Mr. LaCost pointed out Minden charges for a second bin. They charge \$3.90. Douglas Disposal charges full price for a second bin. By offering a second bin we are saying load us down with twice the amount of tonnage. By having a single bin we will be able to cut down the time on the route. If they don't want the service we can recycle the cans that are out there and won't have to buy as many for next year.

Chairman Slater asked if staff is proposing an increase in fees for residential.

Mr. LaCost answered both commercial and residential.

Chairman Slater reviewed the last time there was an increase it was for residential. It was not for commercial. Was that taken into consideration?

Mr. LaCost stated staff compared it to the other businesses to make it comparable. We wanted to be fair.

Mr. Philips has tried to charge for the second can every time the issue has come up,. If you want it you pay for it. If you don't, you don't.

Mr. LaCost mentioned it basically doubles the time on the routes. The last rate increase in commercial was \$21.96 to \$22.40 in 2009. In 2010 the residential went from \$51.50 to \$55.10. You can compare our rates to Minden's. We are charging \$55.10 and they are charging \$58.00. We are charging \$22.40 for commercial and they are charging \$24.00. Mr. LaCost gave a power point presentation on the different rate options staff is proposing. In the future we are shooting for one or two percent per year. We can bring this back next month and give you different options or different rate increases. I would like to hear your ideas on 10 year goals. Do we want to initiate a recycling program? Is that something we want to do?

Chairman Slater mentioned in the past it's always been laid at the feet of an outside agency to come in and perform.

Mr. Philips thought they should let private enterprise take that over. There was an entity that wanted to do recycling a few years ago.

Chairman Slater noted we do have the recycling bins located where people could utilize them already. I agree with Mike I think it should be a private enterprise that comes in separate from the town. The town has the duty to pick up the garbage and I don't think at this point in time it would be cost effective.

Vice Chairman Higuera believed Geoff had a point of keeping an eye on the Reno program and how it's going. Just keep studying that.

Ms. Wenner asked if it was a valley vision it would be worth it if everybody got involved, not just Gardnerville.

Mr. LaCost answered it would really hurt us if it was just Gardnerville. We don't have enough customers.

Vice Chairman Higuera agreed it was a 10 year goal to keep on the radar.

Mr. LaCost asked about the maintenance shop expansion. The vehicles are being left outside. We should consider expanding so our vehicles and equipment are inside. We are still waiting on a development behind Wal Mart. We'd like to negotiate a parcel of land so we can build. Is this something we would want to save for?

Chairman Slater shared Tom talked about this. I agreed that was one of the things he should pursue is working with the developers to be able to acquire property for expansion. You need to pursue it as opportunities arise. Keep the goals and bring them back.

Mr. LaCost mentioned another piece of property could almost be used as a transfer station holdover. If we wanted to run with a cheaper truck instead of using the trash trucks in 10 years we could have a semi with a dump on the back and use that as a transfer station. If we had a transfer station we could eliminate DDI.

Mr. Bob Pohlman thought if they were going to do something like that they should talk to Minden, if you want to create a temporary transfer station.

Mr. LaCost agreed this is something we need interlocal agreements and workshops. This is not something we can do on our own. As a community we can come together and reduce costs. We are still working on GPS tracking. If we can get the GPS working we can put it on the GIS program. We would like to streamline the routes so we know exactly what we picked up and what we haven't.

Chairman Slater thought the goals should stay on for the 10 year plan. Maybe as time evolves we can bring those back.

Public comment.

Mr. Bob Pohlman lives in Minden. You brought up the discussion about it's nice to have the town kept clean. One thing is a dumpster program like Minden has that several times a year you can have a dumpster for free. You can fill that dumpster up every day if you are doing a big project. It's also nice when someone moves into a house and has boxes.

Chairman Slater has talked to Tom about a dumpster being located in a certain place and it's free. Whatever extra items you may have you can utilize that bin to throw them away. That would take care of a lot of the problems of overflowing cans.

Mr. LaCost will follow any direction the board would like to go.

Mr. Pohlman assumes most commercial businesses save and compress cardboard. Ask Bently about their recycle bins at the gas station.

Ms. Cassandra Jones had a few questions about the rate spreadsheet. If you look at Option 4 and 5 the extra can line, option 4 attributes 811 users, but option 5 you anticipated on the same rate you would lose about a third of the users.

Mr. LaCost should have corrected Option 4 to also be 500. I am assuming not all residents who have a second bin will want to keep the second bin.

Ms. Cassandra Jones added if you use the same amount then you lose about \$5,000 in revenue on option 4. So it's roughly about \$78,000. If you take that same \$7,500 and look at option 2 you get revenue of about \$58,000 which is very close to option 5, and less of an increase. It applies the same 3 percent to the business users. My overall point is if you look at option 2, a 3% impact to the residential users instead of closer to a 4 or 6 percent, and you also institute the extra can charge, is just shy of what option 4 is estimated to produce. Another point, I would love to recycle. I would love to do that right now. I would be happy to pay extra for recycling because I'm already paying my mother-in-law for it. I would encourage the town to examine the profitability of that, whether it is something we can incorporate into the services that the town offers. I'm not so sure the public wouldn't absorb a modest fee for that type of service.

Mr. Ernst didn't plan to speak on this but garbage is important to get rid of. In California I reluctantly accepted recycling. I put out a green, blue and a trash bin. I found out the trash rates actually went down. I've trained myself

to recycle. I save all the plastic, cardboard, glass and metal. There are nonprofits that will recycle goods and pay you for it.

Mr. Linderman remembered last time the town raised the rates I came. I asked Tom why you don't charge for a second can. He said if we charge for the second can there will be people who will stuff the can full rather than pay the extra charge. Then the trash will not come out of the can because it will be so packed. Three, four, five percent after four years, that's okay. The long term goals are okay. Recycling is a good idea if it can be done at a break even or slight increase.

No further public comment.

Mr. Philips liked the idea of streamlining things. I didn't realize there were so many things you could do to improve it. We should work on that.

Vice-Chairman Higuera asked if staff's recommendation is option 5.

Mr. LaCost explained when Tom went on vacation we had options 1 through 4. I went through the budget one more time and I thought the reduction of the commercial rate by 20 cents was acceptable to take away the sting from the commercial. I was recommending option 5. At this moment in time Tom is recommending option 4.

Mr. Philips liked option 4.

Mr. LaCost will go back and move numbers around if you are leaning towards two options or two options with changes. We can revisit it next month and get additional comments. I think the public has a deep impact on what their rates are. Options 4 and 5 are staff approved.

Ms. Wenner agreed with Mike. I like option 4.

Vice-Chairman Higuera also agreed option 4 gives room to grow and accomplish our 10 year goals.

Chairman Slater would like to see this come back on a yearly basis so we're not constantly dinging the public with a large increase where a smaller one would be more palatable.

Mr. Philips thought we had been avoiding it because of the downtown in the economy. We're starting to go the other way now.

Chairman Slater stated the business needs to pay for itself. If it's not meeting the expectations then this is necessary.

Vice-Chairman Higuera agreed with option 4.

Motion Higuera/Wenner to approve the 2014 staff streamlined recommendations, the 10 year goals and option number 4 on the trash rates.

Mr. Philips asked if we needed to revisit this or do this one time.

Mr. Hales advised you do if it is a budget item. I can't tell you you will not have to come back again. I will talk to Mike.

Upon call for the vote, motion carried.

(Five minutes break taken. Meeting resumed 7:20 p.m.)

13.  **For Possible Action: Discussion to approve ten (10) Gardnerville pictures to be enlarged and hung in the Douglas County Community Center; with public comment prior to Board action.**

Mr. LaCost tallied the votes and the winners are 1, 3, 4, 5, 8, 14, 17, 19, 37, 42, 43, and 29. Those were all the pictures that had more than one vote. That gives us two spares.

Vice Chairman Higuera suggested adding the picture that is on the wall taken in 2002. Maybe put the Hellwinkel barn in reserve.

Mr. LaCost will also consider #39. That should round it out to 15 assuming Tom agrees. If these pictures don't look well blown up we will make adjustments as necessary. If completely blurry there's no point.

Chairman Slater called for public comment.

Mr. Pohlman stated our lodge would like picture 39 be put in. It's the best picture we could find that shows the lodge. Our board of trustees would be willing to pay \$200 towards putting that in. The building is 100 years old. We will be doing the cornerstone next month at the community center on the second Tuesday in the afternoon, September the 9th. We will be doing the high school sometime. We're concerned they will bury the cornerstone with the new construction.

No further public comment.

Motion Higuera/Wenner to approve the picks of the board and the spares for the Gardnerville pictures be enlarged and hung in the Douglas County Community Center. Motion carried.

14.  Not For Possible Action: Discussion on the Town Attorney's Monthly Report of activities for July 2014.

Mr. Hales reported he spoke with Mr. Rowe. The predominant work done this month was in the resolution which has already been discussed.

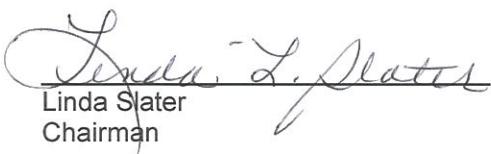
15.  Not For Possible Action: Discussion on the Town Manager/Engineer's Monthly Report of activities for July 2014.

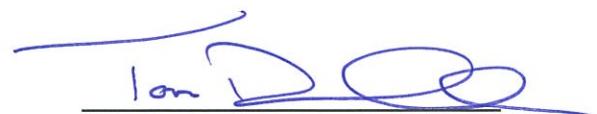
Mr. LaCost reviewed we did inspect two homes for sidewalks and curbs so people can move in. We have not accepted the whole project but we did allow people to move into their homes. I also accepted a couple of sidewalks and curbs yesterday or the day before so people could move in. We don't want to stop people from moving in but the roads will not be accepted until everything is done. The Hellwinkel channel, Tom filled out the county application and is working on the Army Corp application. I have a meeting on Tuesday with NV Energy to finish out the design work to move all the power lines underground. Once they are underground we will be able to put out to bid the project itself. We are continuing to move forward. The environmental impact study is almost complete for the Gardnerville Station. We met with the county and Candace to discuss project timing. We are still waiting on NDEP for final approval to get the underground investigation done. We repaired a couple of sidewalks: one in front of Anker car wash; one in front of Heritage Bank and a piece of concrete in Gardner Park. Next week Sierra Nevada Construction is pouring concrete in front of the psychologist building. The garage on Hussman, we had a notice they were ripping out curbs and gutters and putting in a garage. The contractor came over and we gave them guidance so the new sidewalk and curb will be ADA compliant. Geoff went over Tom's report under office items.

Chairman Slater has the local government affairs BDR topics and the committee's responses as to where they may go.

Mr. LaCost and Mr. Dallaire spent a lot of time on the health and sanitation rate study. That's why we were asking for direction. Let us know if you come up with any other streamlining opportunities and we can bring it up in smaller increments. We will be doing a presentation at the Chichester HOA on August 23 at CVI.

Meeting adjourned at 7:40 p.m.


Linda Slater
Chairman


Tom Dallaire
Town Manager