

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, September 1, 2015

4:30 p.m.

Gardnerville Town Hall

MISSION STATEMENT

The I	own of Gardnerville provides high quality services based on assessment		
	own of Gardnerville provides high quality services based on community the community's quality of life while proactively preparing for the future	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 "
opies	of the finalized agenda wors posted as Avenue or ones		our community.

Copies of the finalized agenda were posted on August 27, 2015, on or before the third day prior to the meeting date, by Carol Louthan. Office Manager Signed:

Gardnerville Town Offices, 1407 HWY 395 N, Gardnerville NV 89410 at

Gardnerville Post Office, 1267 US HWY 395 #L, Gardnerville NV 89410 at

Carson Valley Chamber of Commerce, 1477 Hwy 395 N, Gardnerville NV 89410, Gardnerville NV 89410 at

Douglas County Historic Courthouse, 1616 8th Street, Minden NV 89423, Gardnerville NV 89410 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 (BIS). 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 - Pastor Don Baumann - Hilltop Community Church

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

PLEDGE OF ALLEGIANCE - Cassandra Jones

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.

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:

August 4, 2015 Regular Board meeting, with public comment prior to Board action.

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

For Possible Action: Health and Sanitation & Public Works Departments Monthly Report of activities
 For Possible Action: Approve August 2015 claims

4. For Possible Action: Approve placement of the Main Street Basque Mural on the south wall of the



GARDNERVILLE TOWN BOARD MEETING AGENDA - CONT'D

Mason's Lodge building located at 1421 Highway 395 North, APN:1320-33-402-066, and approve the town manager to sign the county review applications and forms associated with the project.

5. For Possible Action: Approve an agreement between the Town of Gardnerville and Main Street Gardnerville to clarify the finance department's concern over the Program Manager's position, and provide for a revised budget to accommodate the employee concept; with public comment prior to Board

ADMINISTRATIVE AGENDA

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

- 6. For Possible Action: Presentation and provision of an updated recommendation to the County Commissioners on the updated County Connectivity plan and funding options, revising the previous presentation and proposed funding options that are identified in the proposed County Connectivity Project. Presentation by Jacques and Dominique Etchegoyhen; with public comment prior to Board action. (approx. 20 minutes)
- 7. Not for Possible Action: Discussion on the Main Street Program Manager's Monthly Report of activities for August 2015. (approx. 10 minutes)
- 8. For Possible Action: Review, discussion, and input on the locational requirements and associated regulations for photovoltaic solar facilities in Douglas County, Hope Sullivan, Planning Manager, Douglas County Community Development and Cynthia Gregory, Deputy District Attorney, Douglas County District Attorney's Office; with public comment prior to Board action. (approx. 20 minutes)
- 9. For Possible Action: Approve, approve with modifications, or deny a request by Jenuane Communities, the Ranch LLC, on Land Division Application (LDA 15-020) to divide 2.91 acres into 41 condominium units and one (1) common area parcel, located on multifamily residential (MFR) zoned property within the Minden Gardnerville Community Plan (APN 1320-33-210-069); with public comment prior to Board action. (approx. 30 minutes)
- 10. For Possible Action: Discussion to reconsider a motion of the board at the April 7, 2015 town board meeting to "advise staff that we are opposed to any cost allocation from the county." If reconsideration is approved, an interlocal agreement will be presented for the board's consideration as Item 12 of this agenda; with public comment prior to board action. (approx. 20 minutes)
- 11. For Possible Action: Discussion to approve, approve with modification or to deny an interlocal agreement between Douglas County and the Town of Gardnerville, approving cost allocation from Douglas County at a cost to the 611 enterprise Fund (Health and Sanitation) of \$20,464, for the fiscal year 2015/16; with public comment prior to Board action. (approx. 10 minutes)
- 12. Not For Possible Action: Discussion on the Town Attorney's Monthly Report of activities for August 2015. (approx. 5 minutes)
- 13. Not For Possible Action: Discussion on the Town Manager's Monthly Report of activities for August 2015. (approx. 10 minutes)
 - a. Minor design review for JT's patio remodel located at 1426 Hwy 395 (APN1320-33-401-035).
 - b. Julio's Restaurant sign located at 1328 Hwy 395 (APN .
 - c. Bucket truck 2011 Dodge ETI bucket truck in the amount \$84,900, under budget from fund 614 2015/2016 budget.
- 14. Not For Possible Action: Discussion on the Board members' activities and liaison committee reports including but not limited to; Carson Valley Arts Council, Nevada League of Cities, and Main Street Gardnerville. (approx. 10 minutes)

2nd PUBLIC INTEREST COMMENTS period (No action will be taken)

Adjourn

Gardnerville Town Board Meeting - October 6, 2015



GARDNERVILLE TOWN BOARD MEETING AGENDA – CONT'D

Oktoberfest - September 13 12:00 pm – 4:30 pm – Heritage Park Genoa Candy Dance – September 26 & 27, Genoa



GARDNERVILLE TOWN BOARD

Meeting Minutes

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

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Tuesday, August 4, 2015

4:30 p.m.

Gardnerville Town Hall

INVOCATION - Pastor Lon Smith, River Ministries

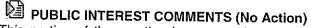
4:30 P.M. Chairman Higuera called the meeting to order at 4:31 p.m. and made the determination a quorum was present.

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

Michael S. Rowe, Town Counsel Tom Dallaire, Town Manager/Engineer Paula Lochridge, Main Street Program Manager Carol Louthan, Administrative Services Manager



PLEDGE OF ALLEGIANCE - Linda Slater led the flag salute.



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Mrs. Jeannie Lamb was wondering when they were going to start filling in the cracks in the street again.

Chairman Higuera asked what area?

Mrs. Lamb answered Cardiff Drive.

Mr. Dallaire is working on a plan now.

No further public comment.

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 Wenner/Miller to approve the agenda as written.

No public comment.

Upon call for the vote, motion carried unanimously.

FOR POSSIBLE ACTION: APPROVAL OF PREVIOUS MINUTES: July 7, 2015 Regular Board meeting, with public comment prior to Board action.

Motion Miller/Slater to approve the minutes as presented.

Mrs. Jones pointed out that it should be the July 7, 2015 minutes.

Mr. Miller's motion was to approve the minutes in general.

No public comment.

Upon call for the vote, motion carried unanimously.

CONSENT CALENDAR FOR POSSIBLE ACTION

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Motion Jones/Slater to approve the consent calendar.

1. For Possible Action: Correspondence

Read and noted.

2. For Possible Action: Health and Sanitation & Public Works Departments Monthly Report of activities

Motion to accept.

3. For Possible Action: Approve July 2015 claims

Motion to approve.

4. <u>For Possible Action:</u> Approve Gardnerville Special Event Application for the 25th Annual Carson Valley Sertoma Oktoberfest scheduled for September 13, 2015 in Heritage Park, designated a Class II use per park use and reservation policy. Motion to approve.

5. <u>For Possible Action</u>: Recommend approval of a Douglas County Outdoor Festival Entertainment Event application for Carson Valley Sertoma Oktoberfest, September 13, 2015 from 12:00 p.m. to 4:30 p.m. Motion to recommend approval.

No public comment.

Motion carried unanimously.

ADMINISTRATIVE AGENDA

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

6. For Possible Action: Discussion to approve Proclamation 2015P-02 recognizing the week of August 10th through August 16th, 2015 as Brain Injury Awareness week; with public comment prior to Board action.

Motion Slater/Wenner to accept and approve the Proclamation 2015P-02 recognizing the week of August 10th through August 16th 2015 as Brain Injury Awareness week.

No public comment.

Upon call for the vote, motion carried unanimously.

- Mr. Dallaire read the proclamation.
- Mr. Smith shared information on traumatic brain injuries.

Mrs. Jeannie Lamb asked if they've ever implemented any program or given out literature to the schools or students so they have an understanding of that.

- Mr. Smith believes they have done a few lectures at the 3rd or 4th grade levels in town.
- Mrs. Lamb asked about the middle school and high school.
- Mr. Smith is working with the Partnership for Community Resources to get that into the schools. They are trying to get school programs.
 - Mrs. Lamb asked since the schools aren't in session yet is there any way to get the information to the faculty.
 - Mr. Smith gave Mrs. Lamb his contact information if she has any more questions.

7. For Possible Action: Discussion and presentation by Stantec Consulting, regarding the results of the June 27th Gardnerville Station workshop and selecting the proposed site elements, building color, wall design options and color, gateway sign concept, discussing the three information signs and concepts the board would like to pursue, Discussing the budget and future phases, providing direction to staff to proceed with the 2016 CDBG project application to Douglas County; with public comment prior to Board action.

Cynthia Albright, project manager at Stantec Consulting. With me here today is Pete Dube' and Alex Malm from the Dube' Group Architecture. They will also participate in this presentation. We have five items on the agenda: community outreach, site plan, site features, cost estimate and what the next steps are. (Power Point presentation given)

Mr. Pete Dube' wanted to talk about the rehabilitation of a property that has received federal funds and the property itself has been deemed eligible for listing on the national register of historic places. As a result, we are required to meet the secretary of the interior's standards for rehabilitation, which are specific on what we can do. We also have to look into adaptive reuse of historic gas stations. The standards taken together require the proposed use of the site be compatible with the original design. That means we have to retain the character defining features of both the interior and exterior.

Ms. Albright continued her presentation. There were 22 people at the community meeting. This option received 9 votes with the painted brick color along the areas that are brick now with a slightly brown roof and dark slate gable. The shade structure concept would actually be solar panels. The monument sign that was preferred by almost everyone at the meeting was a series of curving brick columns with raised laser cut letters. What it says is open for suggestions. The screen wall option preferred at the meeting was the dark charcoal wood fence on top of a brick base. The wood would be the same color as the parapet.

Mr. Alex Malm talked about the interior of the building. We have four different floor plans: tables, board option, lecture option and gallery with modular walls.

Ms. Albright went over the probable costs. Phase 2b (storm drain improvements) is not included in this calculation. The projected budget is \$554,531.96, with contingencies adding another \$267,699.86 for a total of \$822,231.82. You can break this project into more fundable phases. We have a separate line item for just interior furnishings. There are grants available for furnishing. We have a community development block grant award application that is due in September. There is a rezoning and design review process by Douglas County that has to take place to turn it into a public facility zoning designation. Candace will work in finalizing the Section 106 process. We have worked with Mara and her team at SHPO to the point of knowing what we can and cannot do. She has not seen the overall design concept yet. We feel pretty confident the Section 106 process will take time but she won't throw us to the curb. The final phase would be the stormwater improvements and the NDOT right-of-way dedication.

Mrs. Slater asked about the concept for the canopy. It appears to be off to the side.

Ms. Albright explained this is just a visual simulation of how the canopy sits on the site in perspective. But in reality the way it would sit is in front of the roll up doors.

- Mr. Miller noted if you look at 7-8 and 7-12 or 7-9 and 7-13, you can almost match what goes with what.
- Mr. Miller felt the interpretive panels should be changeable.

Ms. Albright's team could create a huge map of the area and all the offerings in the surrounding area. One of the three interpretive panels could be the map. It can be regularly updated and it is very inexpensive.

Vice-Chairwoman Wenner likes option 2.

Chairman Higuera called for public comment.

Mrs. Jeannie Lamb is really impressed with the change that will occur. I just wonder what the neighborhood thinks. Are they concerned about excessive parking on their street? Have there been any comments?

Mrs. Slater shared they have had public meetings.

Mr. Miller advised there were two residents on Mission that came to the public meeting and they did not have a parking concern at all. They were glad to see the building being improved.

Mrs. Jones added that was Mr. Nishikida's response at the meeting as well.

No further public comment.

Mrs. Jones talked with Mr. Nishikida and he mentioned he liked the darker color better. My other comment is on the interpretive panels, the stand-up one, I like the tie in, but for functionality in Nevada it is too windy for anything upright like that.

Chairman Higuera likes the look of the lower panel. Why don't we go around and each express our opinions. Then we will come to a consensus.

Mrs. Slater likes option 1, the lighter colors. I do prefer the top interpretive panels. They look sturdier. I don't know that we need five panels. That is something we can determine later.

Mr. Miller likes the lighter colors because the interpretive section is right up against the wall and it would generate heat. The lighter will be less heat and the interpretive panel on top with the four or five panels would really accent if we use the brick that Tom has.

Vice-Chairwoman Wenner likes the dark color. If it was January and it was snowing outside you would like the dark color. It looks very professional and clean having the darker color. I just watched the Minden flag pole go back up because of the wind. I agree it would be better to have the interpretive panels on the bricks.

Mrs. Jones' choice is option 1, not because of the heat issues. It's the visibility. This is a visitor's center and dark walls and dark paneling fall way. We want people to see the building from a block or more away.

Chairman Higuera voted for the lighter color at the meeting and will stick to that. As far as the wall, the curve brick sign.

Mr. Dallaire reviewed option 1 is what prevailed in the workshop by one vote.

Ms. Albright believed SHPO will prefer the darker fence color. But more importantly that fence will be a backdrop to all your landscaping. When the fence is darker everything in front is brighter.

Chairman Higuera stated they still have the sign to deal with. We agree with the type of sign but what do we want it to say.

Mrs. Slater's concern is the "Welcome to Gardnerville" sign is south of town. We certainly don't want to infringe on any business south of town.

Chairman Higuera agreed. We have a program called Main Street Gardnerville. Seems like it makes perfect sense.

Mrs. Lochridge pointed out since we don't have a state program in place officially we are not Main Street Gardnerville until that time. They are allowing us to use Main Street Gardnerville because it's copyrighted. We would need to get written permission from the National Main Street Center for us to do that. Maybe have that as your first option and then have a backup.

Chairman Higuera likes the Main Street concept because Gardnerville stretches quite a distance.

Mr. Dallaire asked if they still wanted the "welcome" but just Main Street instead of downtown.

Mrs. Jeannie Lamb, being a retired school teacher, I am concerned with the students. Nothing was mentioned about connecting something from the street for safety of walking across the street.

Mr. Dallaire explained about the NDOT project for crosswalks. He is meeting with NDOT on Thursday.

Chairman Higuera informed Mrs. Lamb the town has been working with NDOT on these crosswalks for three years and hopefully it will finally get installed.

Mr. Dallaire advised what Stantec is providing are the documents that will go forward at the next CDBG cycle for next year. Then we can do just the building or site. We can get working on the building and do this in phases. That will give us time to work with NDOT on the S curve.

Mr. Miller asked if after they approve this tonight, we could post the conceptual drawings in the window at the gas station so people can see what is going on.

Motion Jones/Slater to use option 1 building colors and associated fence color, the sectioned brick wall sign stating "Welcome Main Street Gardnerville" and have staff prepare the application to Douglas County for the 2016 CDBG funding cycle to continue funding the project.

Public comment.

Mr. Linderman is concerned about how sturdy the raised letters will be when the high school kids start pulling on them.

Ms. Albright can't promise they won't pull them off. They are solid laser cut metal and they are drilled into the brick form and bolted in.

No further public comment.

Upon call for the vote, motion carried unanimously.

8. Not for Possible Action: Discussion on the Main Street Program Manager's Monthly Report of activities for May 2015.

Mrs. Lochridge reported Mrs. Sandmeier actually has an old restored Shell gas station pump that they will donate to this effort. Mrs. Jones posted a wonderful review on our Main Street Gardnerville Facebook page. (Mrs. Lochridge read the review) If you aren't following us on Main Street Gardnerville please do so if you are on Facebook. We did have another Facebook comment that I included in board packets. That was posted by Leslie Burnside. She was told that Reno Sparks could learn a lot about charm from Minden-Gardnerville. Thank you Ken for arranging for us to have flyers in the welcome packets for the Aviation Roundup. We did get a signed agreement from the Carson Valley Masons, so we have a home for our Basque mural. I am hoping the county commissioners will let us transfer the permit fee we already paid to have it on the Pyrenees,

Mrs. Jones would impress upon the commissioners that a simple transfer of that fee would be appreciated in light of the financial impact the compensation study is going to have on us. A few hundred dollars would show some good will.

Mrs. Lochridge finds herself, being the only employee for Main Street, having very limited time to do all the meetings and social networking needed. So I arranged with the directors from the Chamber, Visitors Authority and Minden Main Street for us to start meeting once a month for lunch. Tom, along with AJ Frels and Scott Bergan are going to meet with Jeff Stumb on Monday. He is the director of the Great Race. They will show him what we would like to set up and get his input on it. Reminder, we have our next Main Street Mingle at Jacobs Family Berry Farm. They will provide some treats so we hope to see you there.

9. For Possible Action: Discussion on an agreement between the Town of Gardnerville and Main Street Gardnerville to clarify the finance department's concern over the Program Manager's position, and provide for a revised budget to accommodate the employee concept; with public comment prior to Board action.

Mr. Dallaire reviewed the finance department got a red flag in the audit with the way we are funding the position in the Main Street organization. So a simple contract between Main Street and the town would keep Paula in the same position. The classification study put her on salary so there are some other issues internally. The main thing is the town will be providing the program manager for the Main Street program for now. The \$50,000 would not be transferred and Paula will be our employee. We will then contract with Main Street to reimburse Paula's benefits.

Mrs. Jones asked if anyone has made sure this won't affect Main Street's qualifications as a 501c6 by them paying us. Functionally we're paying for her and they are paying us to lease our employee. But in a legal sense we are legally responsible. She is our employee. We're contracting with an outside agency to provide our employee to them for certain services. I want to make sure that outside agency is not risking its status as a 501c6 to make payments to us as a public agency.

Mr. Rowe was only asked to write this agreement and make sure it was acceptable to the county and their concerns about FLSA. So far the DA's office has approved this with the recommendation by the Deputy DA to send it to Christine Vuletich, which we did two or three weeks ago. I have not received any word back from her yet. The only issue was this exempt/non-exempt issue. I did not look at the 501c6.

Mrs. Jones' only concern is to make sure we don't risk Main Street's status with this arrangement.

- Mr. Rowe thought the county was anxious. Although with Christine's lack of reaction it indicates they may not be as concerned.
 - Mr. Miller believed the county is only concerned with their issues.

Mrs. Jones looks at this as a shift. Instead of the town contributing, it's the town getting reimbursed. This may be a complete non-issue.

Mrs. Slater asked if there was any harm in postponing this until next month. I don't want to make a decision and have to rescind it.

- Mr. Rowe asked whether this not being approved has any negative effect on Paula.
- Mr. Dallaire answered no.

No public comment.

Motion Slater/Jones to remove this today and put it on next month's agenda. Motion carried unanimously.

10. For Possible Action: Discussion on a request by Rick Nuzum on a Major Design Review to construct a 4,800 sq ft building in the Service Industrial (SI) zone within the Minden-Gardnerville community plan, located at 1448 Industrial Way (APN:1220-03-410-009); with public comment prior to Board action.

Mr. Dallaire explained the location and plans for the project. This was going to be cancelled before we got the packet out last week. The county hasn't actually finished their review due to other requests the applicant was making. I don't want the same thing to happen to us as what happened with the Ranch. If it does change I will bring it back. The only issue I wanted to work through was up in front with the landscaping. With the way it is presented, moving the trash enclosure or adding a trash enclosure to the site is now accessible to the trash trucks.

Mr. Miller believes if it meets the code for the site we can't control what goes in there.

Mr. Dallaire mentioned there was an issue with the site address. It is actually1450. They kept the old building at 1450 and put the new shop at 1448. The only issue I had in my letter was I wanted to see the outflow structures, but they didn't show how they will get it in our storm drain system. They can address that in the improvement plans.

No public comment.

Motion Miller/Wenner to approve the request by Rick Nuzum on a major design review to construct a 4,800 sq ft building in a Service Industrial zone within the Minden-Gardnerville community plan, located at 1448 Industrial Way. Motion carried unanimously.

Break at 6:02 p.m. to 6:15 p.m.

11. For Possible Action: Discussion on Douglas County Pay and Compensation Study changes including, but not limited to the following;

A) modification to annual leave policy 200.36,

- B) Town Staff Pay Grades,
- C) revisions to the Town job descriptions and classifications,
- D) paying the full PERS contribution rate of 2.25% as approved by the Board of County Commissioners, with associated budget modifications; with public comment prior to Board action.

Mr. Dallaire reviewed with the board what the county commissioners already approved. The pay plan changed a couple of positions from non-exempt to exempt. Mr. Dallaire went through the changes in the town's job descriptions and pay grades. With the changes we will have an \$11,000 adjustment to the admin budget. I will bring the budget back next month. There was no adjustment in health and sanitation because we actually budgeted more than we needed.

Mr. Rowe noticed the number for annual maximum at page 4 of 6 they have the maximum at \$69,700 and we are using a number of salary and benefits of \$72,237.

Mr. Dallaire clarified that number is just salary, not including benefits.

Chairman Higuera asked what the board is supposed to do with all this information. It has already been approved.

Mr. Dallaire wanted it to be official that the board approves it and then change it in the budget.

Mrs. Jones agreed the budget should be adjusted accordingly.

No public comment.

Motion Jones/Miller to approve the modification of the town budgets implementing the county's pay plan. Motion carried unanimously.

12. For Possible Action: Discussion on Town organization structure and provide direction to staff on promoting the Town Civil Engineer to the Town Superintendent, along with increasing the beginning pay to recruit an experienced mechanic with a CDL for the Health and Sanitation Department, with associated budget modifications; with public comment prior to Board action.

Mr. Dallaire went over the changes in town positions. We have two positions open in health and sanitation. We have a recruitment for a maintenance tech 1 out. We posted that in June. We got quite a few responses from people with CDL's. I have another position to run under a sanitation specialist. I would like the board to give me authorization so I can negotiate someone who has mechanical experience. I will hire the tech 1 entry level now. Then we will post another position with mechanical skills and a CDL.

Mrs. Slater asked if he was potentially looking at a morale issue if you bring a person in at a higher rate than what the present employees have been working toward.

Mr. Dallaire needs to be able to pay a mechanic. I don't want to go through training again. We can't afford to do that again. I need someone to drive a truck.

Vice Chairwoman Wenner asked if before they were hiring and then telling them they had six months to get their CDL.

Mr. Dallaire agreed. We would like to them to have their CDL. I could still do that, hire them at the minimum and train them. But I would rather not have to train them. That position is an additional cost of \$7,300 to that fund. The other position is more complicated. The civil engineer position was changed, just a weeks ago, to require a professional license. There are a lot of things under this position that he could move up and keep doing but there are a lot of things that he is doing under the superintendent position also. I had a meeting with Wendy and she thought the civil engineer position was changed. All of the paperwork I received up until a few days ago showed it as an EIT was allowed in that position. Now the job description has changed and requires a license.

Mrs. Slater asked if we don't do this that person could be out of a job.

Mr. Dallaire didn't know how that worked. They would have to create a new position. So the civil engineer 1 position to the civil engineer position is a \$5 an hour pay increase. The superintendent position, I highlighted all the

things Geoff does now. Minden has a superintendent. They run the water, trash and public works. Jenn (Minden Town Manager) was able to get four or five of these items addressed specifically for an engineer and it doesn't require an engineering license. Our engineer 1 qualifies based on this. He ran a water system for five years.

- Mr. LaCost ran a water system for five years as a water operator, another five years as a safety officer and two years in utility distribution.
- Mr. Dallaire felt he meets all the requirements. The superintendent wage is a little higher than the engineering rate, but he's doing the job of two people.
 - Mr. Miller felt it gives us what we have been wanting, a superintendent in the field to take the load off Mr. Dallaire.
- Mr. Dallaire added we would just hire projects out. We will be doing engineering on streets, sidewalks, and maintenance type issues. We won't do engineering like for the crosswalk project that is coming up. We hired Anderson to do the walkway between Raley's and Toiyabe. We want to do the CMU block wall outside the maintenance facility. Kingslane we need to finish our plans. We have the Hellwinkel plans done, submitted and permitted. We are doing the rest with Eagle Scout projects.
 - Mrs. Slater asked what he would put in the budget for engineering fees for the next fiscal year.
 - Mr. Dallaire already budgeted the crosswalks at \$22,000.
 - Mr. Miller asked about plan reviews.
 - Mr. Dallaire will continue to do those.
 - Chairman Higuera stated we would have a town superintendent and hire out more of our engineering projects.
 - Mr. Dallaire would hire out the storm drain project on the S curve.

Chairman Higuera believed the town superintendent is a pretty awesome job as far as keeping the employee busy. I don't think he would have much time for engineering.

Mr. Dallaire felt we are at that point. The Board has mentioned we need a superintendent. We budget in health and sanitation is still too tight to split it 50-50. This is \$18,000 that we can put onto health and sanitation, which we can cover. Then it would be no extra cost than what we are paying now to public works. This is combining both positions into one.

Mrs. Jones believed when you think of the responsibility as the town, health and sanitation, trash and maintenance is a higher priority than the engineer. Those things need to be done to do the projects we want to do to make the town beautiful but the trash has to be done every week.

When we had a manager and Mr. Dallaire was civil engineer, I was there doing the plans and the reviews. We also had a maintenance supervisor at that time. That's what the board is saying we needed. This was the best for both. It would promote the current position pending HR and BOCC approval. It would start at the minimum of the superintendent range.

Vice-Chairwoman Wenner would not want to discourage Geoff from getting his license.

- Mr. Dallaire noted this would still allow him to do that.
- Mr. LaCost has a ten year plan and I'm seven and a half years into it. I am still very dedicated to that. This would take about 25 or 30 percent of the workload off the manager. That would help the town overall. I would be looking forward to this.
- Mrs. Slater asked if he is looking at the proposed two positions for \$45,441, plus an estimated \$23,000 for engineering fees. So you are looking at the budget taking a hit of about \$68,000?
- Mr. Dallaire responded this was already budgeted. The \$23,000 is already budgeted. We planned on doing the RFQ per NDOT's requirements to get the crosswalk project finished.

- Mrs. Slater asked if he was just looking at the \$45,000.
- Mr. Dallaire agreed.
- Mrs. Slater asked if the budget is in a position to take that year after year.
- Mr. Dallaire explained it would have been \$100,000 if we hired an engineer and then we go and hire the maintenance supervisor at \$100,000. This combines the two positions into one and it's an \$18,000 cost instead of \$100,000. It will hurt the overall budget, but efficiency and morale will go up because things will get done quicker.
 - Mr. Miller is concerned that we don't have to advertise this position.
 - Mr. Dallaire could post it in house, an internal countywide posting for a week or two.
 - Mrs. Slater asked Mr. LaCost if he is willing to take on this responsibility.
- Mr. LaCost felt it will be a challenge. I am always looking upward. I am ambitious. I am looking to make my own niche. This is a position that will work out well for the town. I am ecstatic about this opportunity.

No public comment.

Motion Miller/Wenner to approve the promotion of civil engineer to town superintendent, increase the max starting hourly wage for a replacement town sanitation specialist at \$20 an hour should the right candidate be selected by the qualifications outlined and discussed. Motion carried unanimously.

13. For Possible Action: Discussion to approve, approve with modifications or deny the request to sign an interlocal agreement between Douglas County and the Town of Gardnerville on maintenance of the future multi modal trail along the Martin Slough, south of Zerolene and north of the existing Martin Slough Nature Trail, adjacent to the Chichester Estate subdivision, at the Martin Slough Ponds, southeast of the intersection of Chichester Drive and Gilman Ave; with public comment prior to Board action.

Mr. Dallaire went over the requirements and need for the agreement. I highlighted the items I was questioning. It doesn't specifically say NDOT Is requiring us to come up with a plan. As long as the county isn't going to hold us to their attached plan, I'm fine with it. We can put this into Micropaver and when we need to do the maintenance we will.

No public comment.

Motion Slater/Miller to approve the request to sign an interlocal agreement between Douglas County and the Town of Gardnerville on maintenance of the future multi modal trail along the Martin Slough, south of Zerolene and north of the existing Martin Slough Nature Trail, adjacent to the Chichester Estates subdivision, at the Martin Slough Ponds on southeast of the intersection of Chichester Drive and Gilman Avenue. Motion carried unanimously.

14. For Possible Action: Discussion to award, award with modifications or deny the 2015 Hellwinkel Channel Project #08D01, PWP# DO 2015 246, the contract to Impact Construction in the amount of \$405,455.41, and authorizing the town manager to sign the award and contract, and provide approvals of project change orders up to 10% above the contract price, for a total amount of \$446,040.95; with public comment prior to Board action

Mr. Dallaire explained this last fiscal year we budgeted \$700,000. \$106,000 came out of the Nevada Energy contract. Once we get the pipes in then Nevada Energy will come in and install the power and take down the power poles. This awards the project of the channel and realignment of the pedestrian path. We will not have a pedestrian path across the new channel yet. We will negotiate that with the Hellwinkel family to see what they need for emergency access. I have always wanted to put a bridge in. The plan would be to put a bigger bridge in for emergency vehicles. We did get eight bids ranging the low bid of \$405,000 to the high bid of \$918,000. We have worked with Impact in the past. We didn't get a spec on the plan for our seed and how we want it delivered.

No public comment.

Motion Miller/Slater to award the contract for town project 2015 Hellwinkel Channel project 08D01, PWP DO2015 246 to Impact Construction, authorizing the town manager to sign the contract and change order approvals up to 10% of contract total project's cost of \$446,040.95. Motion carried unanimously.

Mrs. Jones had heard this before, but you did say we saved the money. We will spend it. We will get it back through grant money.

Mr. Dallaire will get some of it back through grant money.

Mrs. Jones asked if that could be used on the gas station.

Mr. Dallaire thought we could.

Mrs. Slater thought maybe that could cover the new employee also.

Mr. Dallaire is meeting with Charlie and we will be going over the process. We have submitted a claim for the trail that was done before I got here. Now that we are getting closer to this project he wasn't sure that was included. I am showing him clearly that it is. Even if it isn't I wanted to make sure the 307,250 we were awarded in 2006 was still there. We still have increased costs to the town on the three models we had to do, which was included in the budget. All those were a higher cost to the town than what was presented. We were given until September to have it done. We still need an informational sign out there about Q1 funding.

15. Not For Possible Action: Discussion on the Town Attorney's Monthly Report of activities for July 2015.

Mr. Rowe reported much of what I did you have already discussed. I wrote the Main Street Gardnerville contract, reviewed the interlocal agreement, reviewed the construction contract that Geoff prepared for the Hellwinkel channel improvements and also I submitted and reviewed the changes to the legal services agreement. He also commented he didn't think it needed to be brought back for action. But the major changes are on page 2 of the agreement. It shortened the term to one year commencing July 1 ending June 30. It will renew automatically as long as I am the primary attorney representing the town. I agree to provide 90 days notice if for any reason I won't be the primary attorney, and either party may provide 90 days notice to terminate the agreement. I brought two originals for Lloyd to sign. I have already signed them. Other than that it was busy but there were big topics that took a lot of time to go through.

16. Not For Possible Action: Discussion on the Town Manager's Monthly Report of activities for July 2015.

Mr. Dallaire reported besides the things we've talked about, we are still dealing with the streetlight issue on the Kingslane sidewalk project. I have a meeting with them at 11:00 o'clock on Thursday to discuss that. I just need to know what kind of light we need for the design. On the crosswalks I am hoping to do decorative poles and 5,000 kelvin lights or brighter. The rapid flashing beacons will be put on that pole. They will have power so we won't need the solar part. It will run by the meter. At each crossing there will be two lights on either side of the crosswalk that will be bright white. We will be changing out the lights in the Ranch. We are getting complaints that they are too bright. We will change them to 4,000 kelvin lights. That is the new standard. The Ranch is in escrow right now so they can work with the new developer. That is supposed to close September 5th. I put in the cover sheet of the museum newsletter. The school district approached the historical society about the old playhouse gym. I know we looked into getting that from the school district at one point. I contacted Holly Luna, Douglas County School District, about this. It didn't look like in the review of this that they are able to commit anything. I wanted to find out, and I can put it on the agenda next month, if this is something you want us to pursue.

Mrs. Slater asked Mr. Slater (former board member) about this. Randy said it was originally set up the museum wanted first right of refusal. What you said in here is exactly as he remembered it as well.

Mr. Dallaire mentioned to Ms. Luna, If they officially back out to let him know and I will bring it forward if it is something we want to look at.

Mr. Miller thought they agreed in the planning meetings for this year that we would not throw any more new projects on you.

Gardnerville Town Board Meeting August 4, 2015 – 4:30 p.m. Page 11

Mr. Dallaire pointed out it is not a project yet. Acquiring it you have to go through a process.

Chairman Higuera felt it was a situation we have to take advantage of when it is there.

Mr. Dallaire had been hoping for the GES Heritage building. The school district is using it for office space. She did say the floor in the playhouse gym is pretty much shot. The stage has some structural issues. The roof needs to be replaced.

Mrs. Slater thought you could look at this as the Gardnerville CVIC Hall.

Chairman Higuera shared there might be grants available. These are historic buildings.

Mr. Dallaire agreed there are funds available. SHPO has money available that they are sending money back all the time. It could be phased. She will report back to me when the historical society makes a decision.

Mr. Miller wanted to share I am on the board of directors for Welcome All Veterans Everywhere. We have been working with the county and some other individuals on getting housing for the veterans. The county is looking for housing for indigents and put it all together. We were ready to make an offer on a piece of property just south of Heritage Bank. This last week Crestmore Apartments has come on the market and the county has the right of first refusal at a price that is very inviting. The county has the funds set aside for that purpose. By law they cannot use it for anything else. The county is going to look at purchasing Crestmore Apartments and put it into low income housing for veterans and indigents. It would solve some problems with income. That will be coming up on the county agenda. The impact is the \$3,100 we receive would come off the tax roles. That would be a hit for us. The only thing he would like is the trash service to continue with us. The other thing is the detention ponds. We have been maintaining it but we haven't had access because we don't own the property. If this does come about both things would go our way.

Mr. Rowe stated years ago there was a big flap between RAMP (Residents Against Mandatory Pickup) and Douglas County. The two towns intervened in that lawsuit and we have a judgment that says that Douglas Disposal cannot pick up trash within the town limits of Gardnerville or Minden. The ordinance says it is mandatory residential pickup.

Mr. Miller wanted to disclose because of my knee that I broke in December, I had an evaluation by a physician on my disability. They came out that I have a 3 percent disability due to the broken knee. I am taking a one-time settlement of approximately \$745.

2 nd PUBLIC INTEREST COMMENTS	period (No action will be taken)
No public comment.	
Meeting adjourned at 7:25 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: September 1, 2015 Time Requested: N/A
5.	Agenda: Consent Administrative
6.	Background Information: See attached.
7.	Other Agency Review of Action: Douglas County
8.	Board Action:
	Approved Approved with Modifications Continued

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Past Issues

Translate

Ash to Kings Trail
Markleeville Creek Day
Explore Your WatershedTeacher Workshop
River Wranglers Round-Up
CRC Main Meeting

<u>View this email in your browser</u>



Grand Opening of the Ash Canyon to Kings Canyon Trail - August 29, 2015

Join Muscle Powered and partners for a Ribbon Cutting Ceremony for the Ash Canyon to Kings Canyon Trail on Saturday, August 29, 2015 at 8:30am.

8:30-9am: Grand Opening Ceremony and Guest Speakers 9:15am: Official Picture at the Bridge

Limited shuttles are available between 7:30-10am from the end of the pavement at Ash Canyon Road to Muscle Powered booth at the trailhead. Hikers and bikers please allow enough time to make it to the Ribbon Cutting at 8:30am sharp.

Markleeville Creek Day, September 12, 2015

Alpine County's 16th annual Markleeville Creek Day will take place on Saturday, September 12th from 9am – 3pm. Interested volunteers will meet at the Markleeville Library Park at 9am and join one of the many restoration projects throughout the watershed. This event is free and all are welcome. For more information visit Alpine Watershed Group's website.

Explore Your Watershed Teacher Workshop, September 26, 2015

Explore the Carson River and how it may serve as a teaching tool for your students. Topics include vegetation, birds, wildlife and the rich history of the Carson Valley on **Saturday**,

1-2

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Past Issues

Translate

Earn .5 Nevada State Continuing Education Credit while learning how to integrate Project Learning Tree and Project WET experiences into your classroom and to connect learning experiences to Nevada Academic Content Standards. This workshop is geared towards K-6 Teachers. Teachers will take home PLT and Project WET curriculum guides.

Location is at The Nature Conservancy's River Fork Ranch, on the Carson River near Genoa, NV. Cost is \$15, which includes lunch. Please bring cash or check to the workshop.

To register, contact Jamie Garaventa, <u>jamie@sierranevadajourneys.org</u> or 775-355-1688 (please include any dietary restrictions), <u>click here for more information</u>.

Save the Date - River Wranglers Round-Up, September 27, 2015

Join the River Wranglers in their celebration at Dayton State Park from 1-4pm on September 27, 2015. River Wranglers' mission is to inspire youth, through hands-on learning, and to explore, conserve and understand the importance of local rivers. They envision a community that is aware and committed to healthy watersheds and rivers. River Wranglers thanks you for being involved and for supporting their organization! Join them as they celebrate their accomplishments. Food! Fun! Prizes! For more information contact Linda Conlin at (775) 230-0633 or visit their new website: www.riverwranglers.org.

Save the Date - Carson River Coalition Main Meeting, October 21, 2015

Carson River Coalition Main Meeting on October 21, 2015 in the Sierra Room, Carson City Community Center, 851 E. William Street, Carson City, NV. Daniel P. Beard, Former Commissioner, Bureau of Reclamation and Author of Deadbeat Dams is the keynote speaker.

Click here for the meeting agenda. For more information contact Brenda Hunt, (775) 887-9005 or brenda@cwsd.org.

Happy Trails!

Brenda Hunt, Carson River Watershed Program Manager Courtney Walker, Watershed Program Specialist

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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Dallaire, Tom

From: Kara Gibson < kgibson@smartasset.com>
Sent: Monday, August 03, 2015 11:49 AM

To: Dallaire, Tom

Subject: Study: Gardnerville Has One of the Best Senior Social Scenes in Nevada

Hi Thomas,

Retirement presents a chance for many Americans to meet new people and create new experiences and according to a new study Gardnerville is among the best places to do it in Nevada. The study, by <u>SmartAsset</u>, a financial technology company, ranked the <u>cities with the most recreational and social opportunities for retirees</u>. SmartAsset's index factors in the number of recreation centers and retirement centers available to seniors as well as what percentage of the city's population they represent.

See where Gardnerville ranks in Nevada on SmartAsset's index below:

Rank	City	Tax	Doctors' Offices per 1,000 People	Recreation Centers per 1,000 People	Retirement Centers per 1,000 people	% of Seniors	Recreation & Social index
1	Gardnerville, NV	10 5%	2 7	0.2	2.3	21.8%	86.40
2	Boulder City, NV	11.4%	13	0.2	1.1	25.8%	84.97
3	Carson City, NV	10.9%	22	0.1	1.0	16.7%	69.51
4	Fallon, NV	10.9%	1.6	0.1	2.0	14.5%	67.26
5	Mesquite, NV	114%	09	0.1	0.6	26.2%	63.85
6	Las Vegas, NV	(m 4 2, ,	3.2	0.1	1.2	12.4%	57.95
7	Pahrump, NV	10.9%	0.7	0.1	0.4	26.1%	55.60
8	Winnemucca. NV	192%	16	0.1	1.1	11.0%	53.36
9	Reno, NV		2.1	0.2	0.6	11.8%	52.63
10	Henderson, NV	11.6%	17	0.0	0.5	14.8%	42.72

These rankings functioned as part of SmartAsset's greater study on the Best Cities to Retire in the US, released earlier this year. For a full look at the methodology and interactive map, you can visit the website: https://smartasset.com/retirement/retirement-calculator#US

Please let me k	now if you v	would like any	more information	regarding the	study. I w	ould be h	appy to	heln.
Thanks!		·		0 0	- , ,		-PPJ 00	110151

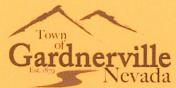
Cheers,

Kara Gibson



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Gardnerville Town Board



AGENDA ACTION SHEET

1. For Possible Ad Report of activi	<u>tion:</u> Health and Sanit ties	ation & Public Works De	partments Month
	Motion: Accept as subm ble: ☐ Yes		
3. Department: Ad Prepared by:			
4. Meeting Date:	September 1, 2015		
5. Time Requested	d: N/A		
6. Agenda: Cons		ative	
7. Background Inf			
	Residential Accounts	1766	
	Commercial Accounts	224	
	Green Waste Accounts	1290	
	Cleanup Dumpsters	6	
	X-cans	444	
	# of new residential	9 accts transferred to new	
	accounts	owners, 1 new acct	
	# of new commercial	1 Carson Valley Import Auto	
	accounts		
	Minimum User Accounts	36	
	Total tons of trash	386.33	
	Total tons of Greenwaste	25.49	
		n, fourth of July Carson Valley Pops	
much painting as can be of service.	done. Most of the rest of our tim	n all painting of crosswalks, 15 mile se spent on weed control and helpi	ng out with the trash
during the movie.		ot yet started. Street Light repairs a	ind survey is being done
8. Other Agency9. Board Action	y Review of Action: □Do: :	ouglas County V	N/A
ApprovedDenied	☐ Approved with N☐ Continued	Modifications	

Gardnerville Town Board AGENDA ACTION SHEET

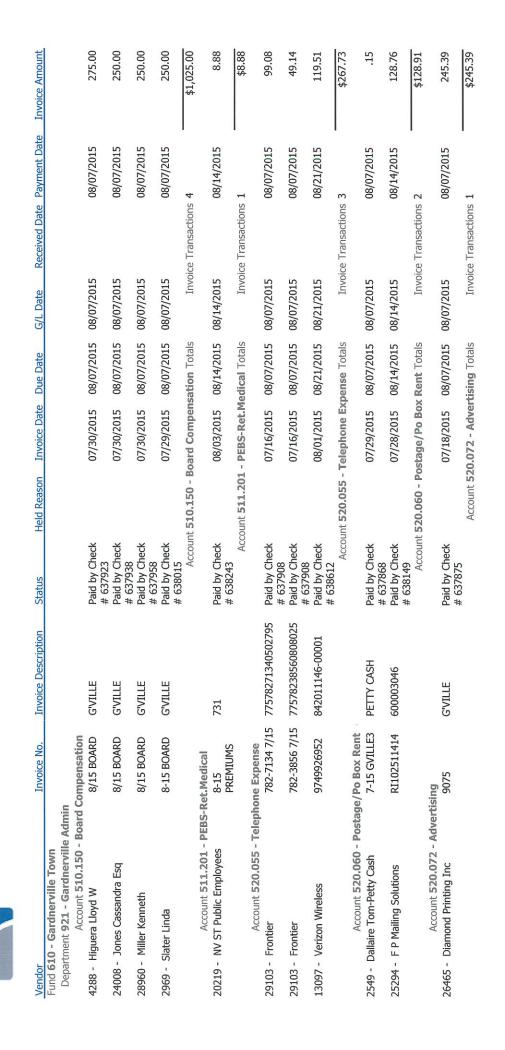


1.	For Possible Action: Approve August 2015 claims.
2.	Recommended Motion: Approve as submitted Funds Available: Yes □ N/A
3.	Department: Administration
	Prepared by: Carol Louthan
4.	Meeting Date: September 1, 2015 Time Requested: N/A
5.	Agenda: ☐ Consent ☐ Administrative ☐ Administrative ☐ Administrative ☐ Administrative ☐ Administrative ☐ Administrative ☐ ☐ Administrative
6.	Background Information: See attached.
7.	Other Agency Review of Action: Douglas County
8.	Board Action:
	☐ Approved ☐ Approved with Modifications ☐ Continued



Accounts Payable by G/L Distribution Report

Payment Date Range 07/30/15 - 08/31/15







Paid by Check Chick Chic		Invoice No.	Invoice Description	Status	Held Reason Invoice Date	Due Date	G/L Date	Received Date Payment Date	Invoice Amount
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				# 638354 Account 520.1	36 - Rents & Leases Equi	pment Totals	Invoi	ce Transactions 1	\$255.03





Paid by Ohek District Di	Vendor Invoice No.	Invoice Description	Status	Held Reason Invoice Date	Due Date	G/L Date R	Received Date Payment Date	Invoice Amount
17601061 176317 Paid by Check 07/20/2015 08/07/	Ind 610 - Gardnerville Town Department 921 - Gardnerville Admin Account 520.170 - Membershins							
## Expense Paid by Check	15071061	176317	Paid by Check # 638036	07/20/2015	08/07/2015	08/07/2015	08/07/2015	162.65
# Expense or of Expense tell Expense or o	583683 15		Paid by Check # 638514	08/13/2015	08/21/2015	08/21/2015	08/21/2015	725.00
### Sacround 520.187 - Internet Expense Totals 08/21/2015 08/21/20	1			Account 520.170 - Memb	erships Totals	Invoice	Transactions 2	\$887.65
Paid by Check Paid by Chec	on 12509 8		Paid by Check	08/02/2015	08/21/2015	08/21/2015	08/21/2015	65.00
Fig. 6 Sylle By Check By Chylol By C				count 520.187 - Internet E	xpense Totals	Invoice	Transactions 1	\$65.00
Paid by Check	Account 521.130 - Legal Services Hales & Yturbide LLP 24935	G'VILLE	Paid by Check	07/31/2015	08/14/2015	08/14/2015	08/14/2015	1,570.00
Paid by Check	24964	G'VILLE	# 638288 Paid by Check	08/04/2015	08/14/2015	08/14/2015	08/14/2015	210.00
putplies Paid by Check 07/27/2015 08/21/2015 08/21/2015 08/21/2015 Putplies Account 532.056 - Subscriptions Totals Invoice Transactions 1 08/21/2015 08/21/2015 08/21/2015 7-15 GVILLE3 PETITY CASH Paid by Check 07/29/2015 08/21/2015 08/21/2015 08/21/2015 10192066 10001352 # 6338414 07/28/2015 08/21/2015 08/21/2015 08/21/2015 7-15 LOUTHAN GVILLE Paid by Check 07/28/2015 08/21/2015 08/21/2015 08/21/2015 7-15 LOUTHAN GVILLE Paid by Check 07/28/2015 08/21/2015 08/21/2015 08/21/2015 43400 GVILLE Paid by Check 08/03/2015 08/14/2015 08/14/2015 08/14/2015 43400 GVILLE Paid by Check 08/03/2015 08/14/2015 08/14/2015 08/14/2015 8 638144 Account 533.806 - Software Totals Invoice Transactions 3 Invoice Transactions 3 931 GVILLE Paid by Check 07/15/2015 07/31/2015 07/31/2015			# 038288	Account 521.130 - Legal S	ervices Totals	Invoice	Transactions 2	\$1,780.00
Account 532.056 - Subscriptions Totals Invoice Transactions 1	Account 532.056 - Subscriptions Procurement Program 7-15 DALL		Paid by Check # 638453	07/27/2015	08/21/2015	08/21/2015		1,046.37
Supplies Paid by Check 07/29/2015 08/07/2015 08/07/2015 08/07/2015 7-15 GVILLE3 Paid by Check 05/15/2015 08/21/2015 08/21/2015 08/21/2015 10191209 10001352 Paid by Check 05/15/2015 08/21/2015 08/21/2015 08/21/2015 7-15 LOUTHAN G'VILLE Paid by Check 07/28/2015 08/21/2015 08/21/2015 08/21/2015 ** 638414 Paid by Check 07/28/2015 08/21/2015 08/21/2015 08/21/2015 ** 638453 Account 533.800 - Office Supplies Totals Invoice Transactions 4 08/14/2015 ** 638454 Account 533.800 - Software Totals Invoice Transactions 36 08/14/2015 ** 638454 Account 533.806 - Software Totals Invoice Transactions 36 08/14/2015 ** 638453 Account 533.806 - Software Totals Invoice Transactions 36 07/31/2015 ** 638454 Account 533.806 - Software Totals Invoice Transactions 36 07/31/2015				Account 532.056 - Subscr	iptions Totals	Invoice	Transactions 1	\$1,046.37
10191209 10001352	Account 533.800 - Office Supplies Tom-Petty Cash 7-15 GVILL		Paid by Check	07/29/2015	08/07/2015	08/07/2015	08/07/2015	46.00
10192066 10001352 # 035414 # 037/28/2015 08/21/	10191209	10001352	Paid by Check	05/15/2015	08/21/2015	08/21/2015	08/21/2015	14.99
7-15 LOUTHAN G'VILLE	10192066	10001352	# 638414 Paid by Check	07/28/2015	08/21/2015	08/21/2015	08/21/2015	28.74
re Account 533.800 - Office Supplies Totals Invoice Transactions 4 43400 GVILLE Paid by Check bd38144 08/03/2015 08/14/2015 08/14/2015 08/14/2015 Spraying GVILLE Paid by Check bd38144 Account 533.806 - Software Totals Invoice Transactions 1 Invoice Transactions 36 Paid by Check bd37567 07/15/2015 07/31/2015 07/31/2015 # 637567 Account 520.037 - Weed Spraying Totals Invoice Transactions 1 Invoice Transactions 1	7-15 LOUT	HAN G'VILLE	# 038414 Paid by Check # 620452	07/27/2015	08/21/2015	08/21/2015	08/21/2015	130.03
re GVILLE Paid by Check # 638144 08/03/2015 08/14/2				Account 533.800 - Office Si	upplies Totals	Invoice	Transactions 4	\$219.76
# 638144 Account 533.806 - Software Totals Invoice Transactions 1 Department 921 - Gardnerville Admin Totals Invoice Transactions 36 Paid by Check 07/15/2015 07/31/2015 07/31/2015 # 637567 Account 520.037 - Weed Spraying Totals Invoice Transactions 1	Account 533.806 - Software ared C Inc 43400	G'VILLE	Paid by Check	08/03/2015	08/14/2015	08/14/2015	08/14/2015	37.50
praying G'VILLE Paid by Check 07/15/2015 07/31/2015 07/31/2015 07/31/2015 931 # 637567 Account 520.037 - Weed Spraying Totals Invoice Transactions 1 \$				Account 533.806 - So artment 921 - Gardnerville	ftware Totals Admin Totals	Invoice		\$37.50 \$7,029.87
Account 520.037 - Weed Spraying Totals Invoice Transactions 1	Department 923 - Parks & Recreation Account 520.037 - Weed Spraying 30 - Do Co Weed Control	GVILLE	Paid by Check	07/15/2015	07/31/2015	07/31/2015	07/31/2015	715.32
				Account 520.037 - Weed Sp	rraying Totals	Invoice	Transactions 1	\$715.32





Vendor	Invoice No.	Invoice Description	Status	Held Reason Invoice Da	Invoice Date Due Date	G/L Date R	Received Date Payment Date	Invoice Amount
Fund 610 - Gardnerville Town Department 923 - Parks & Recreation								
Account 520.084 - Replacement & Repair	ement & Repair							
2549 - Dallaire Tom-Petty Cash	7-15 GVILLE3	PETTY CASH	Paid by Check # 637868	07/29/2015	5 08/07/2015	08/07/2015	08/07/2015	30.00
28009 - Yager's Garage	1010	G'VILLE	Paid by Check	07/21/2015	5 08/07/2015	08/07/2015	08/07/2015	178.88
11985 - Ace Hardware	101019/1	1236	# 030030 Paid by Check # 638069	07/22/2015	5 08/14/2015	08/14/2015	08/14/2015	88.86
11985 - Ace Hardware	101216/1	1236	Paid by Check # 638069	07/29/2015	5 08/14/2015	08/14/2015	08/14/2015	6.45
11985 - Ace Hardware	101262/1	1236	Paid by Check	07/31/2015	5 08/14/2015	08/14/2015	08/14/2015	4.47
13485 - Ahern Rentals Inc	14882836-1	205304	Paid by Check	07/01/2015	5 08/14/2015	08/14/2015	08/14/2015	63.54
13485 - Ahern Rentals Inc	14894411-1	205304	Paid by Check	07/06/2015	5 08/14/2015	08/14/2015	08/14/2015	60.94
13485 - Ahern Rentals Inc	14910690-1	205304	Paid by Check	07/09/2015	5 08/14/2015	08/14/2015	08/14/2015	4.78
13485 - Ahern Rentals Inc	14949475-1	205304	Paid by Check	07/20/2015	5 08/14/2015	08/14/2015	08/14/2015	66'6
13485 - Ahern Rentals Inc	14952537-1	205304	Paid by Check # 638071	07/20/2015	5 08/14/2015	08/14/2015	08/14/2015	16.99
13485 - Ahern Rentals Inc	14949298-1	205304	Paid by Check	07/21/2015	5 08/14/2015	08/14/2015	08/14/2015	449.73
13485 - Ahern Rentals Inc	14967038-1	205304	Paid by Check	07/23/2015	5 08/14/2015	08/14/2015	08/14/2015	2.78
13485 - Ahern Rentals Inc	14976807-1	205304	Paid by Check	07/27/2015	5 08/14/2015	08/14/2015	08/14/2015	34.99
13485 - Ahern Rentals Inc	14989818-1	205304	Paid by Check	07/29/2015	5 08/14/2015	08/14/2015	08/14/2015	11.99
13485 - Ahern Rentals Inc	14999827-1	205304	# 030071 Paid by Check # 638071	07/31/2015	5 08/14/2015	08/14/2015	08/14/2015	14.37
18821 - Fastenal Industrial/Cons Suppl	NVMIN49695	NVMIN0011	Paid by Check # 638153	07/31/2015	08/14/2015	08/14/2015	08/14/2015	6.33
			Account 5:	Account 520.084 - Replacement & Repair Totals	k Repair Totals	Invoice	Invoice Transactions 16	\$982.06
Account 5.0.089 - Power 2924 - NV Energy	791804 7-15	791804	Paid by Check	07/28/2015	5 08/13/2015	08/13/2015	08/14/2015	427.70
	(#C2020 #	Account 520.089 - Power Totals	- Power Totals	Invoice	Invoice Transactions 1	\$427.70
Account 320.097 - Maint boxe 20845 - Clark Plumbing & Heating Co Inc 00	0000828902	0007133	Paid by Check	07/21/2015	08/14/2015	08/14/2015	08/14/2015	00.969
			171000 #	Account 520.097 - Maint B&G Totals	int B&G Totals	Invoice	Invoice Transactions 1	\$696.00





Department 923 - Parks & Recreation Account 532,003 - Gas & Oil	r Oil							
3814 - Flyers Energy LLC	CFS1046801	8308	Paid by Check # 637583	07/15/2015	07/31/2015	07/31/2015	07/31/2015	131.27
3814 - Flyers Energy LLC	CFS1055085	8308	Paid by Check # 638484	07/31/2015	08/21/2015	08/21/2015	08/21/2015	1,267.47
				Account 532,003 - Gas & Oil Totals	as & Oil Totals	Invoice Transactions	ctions 2	\$1,398.74
Account 533.817 - Small Projects	Projects							
5666 - Allied Uniform Sales	3784	G'VILLE	Paid by Check # 637809	07/21/2015	08/07/2015	08/07/2015	08/07/2015	138.39
13485 - Ahern Rentals Inc	14884904-1	205304	Paid by Check # 638071	07/02/2015	08/14/2015	08/14/2015	08/14/2015	6.49
13485 - Ahern Rentals Inc	14984345-1	205304	Paid by Check # 638071	07/28/2015	08/14/2015	08/14/2015	08/14/2015	80.63
80 - All Occasion Rentals Inc	ANN-161269-1	G'VILLE	Paid by Check # 638377	08/10/2015	08/21/2015	08/21/2015	08/21/2015	550.00
30248 - Criterion Pictures USA	406004	009514	Paid by Check # 638440	07/31/2015	08/21/2015	08/21/2015	08/21/2015	495.00
12997 - Do Co Procurement Program	7-15 DALLAIRE	G'VILLE	Paid by Check # 638453	07/27/2015	08/21/2015	08/21/2015	08/21/2015	1,129.46
			Depa	Account 533.817 - Small Projects Totals Department 923 - Parks & Recreation Totals	Projects Totals reation Totals	Invoice Transactions Invoice Transactions	ctions 6	\$2,399.97 \$6,622.79
Department 926 - Other Public Works Account 520,037 - Weed Spraving	Spraving							
1130 - Do Co Weed Control	931	G'VILLE	Paid by Check # 637567	07/15/2015	07/31/2015	07/31/2015	07/31/2015	715.31
				Account 520.037 - Weed Spraying Totals	praying Totals	Invoice Transactions	ctions 1	\$715.31
Account 520.084 - Replacement & Repair	ement & Repair					!	!	1
8692 - Silver State Barricade Inc	80616	G'VILLE	Paid by Check # 637744	06/30/2015	07/31/2015	06/30/2015	07/31/2015	921.24
11985 - Ace Hardware	100647/1	1236	Paid by Check # 638069	07/06/2015	08/14/2015	08/14/2015	08/14/2015	6.10
11985 - Ace Hardware	101262/1	1236	Paid by Check # 638069	07/31/2015	08/14/2015	08/14/2015	08/14/2015	6.70
11985 - Ace Hardware	101271/1	1236	Paid by Check # 638069	07/31/2015	08/14/2015	08/14/2015	08/14/2015	00.9
13485 - Ahern Rentals Inc	14957921-1	205304	Paid by Check # 638071	07/21/2015	08/14/2015	08/14/2015	08/14/2015	36.98
13485 - Ahern Rentals Inc	14989818-1	205304	Paid by Check	07/29/2015	08/14/2015	08/14/2015	08/14/2015	12.00
2510 - Parts House	623323	4170	Paid by Check	06/29/2015	08/14/2015	08/14/2015	08/14/2015	70.59
			# 020200 #	90			1	010





Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date Rec	Received Date Payment Date	Invoice Amount
Fund 610 - Gardnerville Town Department 926 - Other Public Works									
Account 520.095 - Street Lights	et Lights								
2924 - NV Energy	791804 7-15	791804	Paid by Check # 638234		07/28/2015	08/13/2015	08/13/2015	08/14/2015	6,421.45
	,			Account 520.095 - Street Lights Totals	195 - Street I	ights Totals	Invoice T	Invoice Transactions 1	\$6,421.45
Account 520.103 - Maint Road	t Road	}							
11985 - Ace Hardware	100790/1	1236	Paid by Check # 638069		07/13/2015	08/14/2015	08/14/2015	08/14/2015	43.98
11985 - Ace Hardware	101197/1	1236	Paid by Check # 638069		07/29/2015	08/14/2015	08/14/2015	08/14/2015	83.97
13485 - Ahern Rentals Inc	14898656-1	205304	Paid by Check # 638071		07/07/2015	08/14/2015	08/14/2015	08/14/2015	27.59
397 - Bing Materials	150877	GARDN	Paid by Check # 638095		07/27/2015	08/14/2015	08/14/2015	08/14/2015	10.76
8692 - Silver State Barricade Inc	81016	G'VILLE	Paid by Check # 638301		07/20/2015	08/14/2015	08/14/2015	08/14/2015	682.32
8692 - Silver State Barricade Inc	81217	G'VILLE	Paid by Check # 638301		07/31/2015	08/14/2015	08/14/2015	08/14/2015	704.88
				Account 520	Account 520.103 - Maint Road Totals	Road Totals	Invoice Ti	Invoice Transactions 6	\$1,553.50
Account 532.003 - Gas & Oil	» Oil								
3814 - Flyers Energy LLC	CFS1046801	8308	Paid by Check # 637583		07/15/2015	07/31/2015	07/31/2015	07/31/2015	385.37
3814 - Flyers Energy LLC	CFS1055085	8308	Paid by Check		07/31/2015	08/21/2015	08/21/2015	08/21/2015	161.80
				Account 5:	Account 532.003 - Gas & Oil Totals	& Oil Totals	Invoice Tr	Invoice Transactions 2	\$547.17
Account 532,028 - Uniforms									
5785 - Alsco Inc	LREN1051516	000330	Paid by Check # 637811		07/07/2015	08/07/2015	08/07/2015	08/07/2015	4.39
5785 - Alsco Inc	LREN1053694	000330	Paid by Check		07/14/2015	08/07/2015	08/07/2015	08/07/2015	4.39
5785 - Alsco Inc	LREN1055848	000330	Paid by Check		07/21/2015	08/07/2015	08/07/2015	08/07/2015	4.39
5785 - Alsco Inc	LREN1058026	000330	Paid by Check		07/28/2015	08/07/2015	08/07/2015	08/07/2015	4.39
13485 - Ahern Rentals Inc	14792624-2	205304	Paid by Check		07/08/2015	08/14/2015	08/14/2015	08/14/2015	(22.07)
			1,0000	Account 5:	Account 532.028 - Uniforms Totals	orms Totals	Invoice Tr	Invoice Transactions 5	(\$4.51)





Invoice No.	Invoice Description	Status H	Held Reason	Invoice Date	Due Date	G/L Date	Received Date Payment Date	Invoice Amount
	G'VILLE	Paid by Check # 638117		07/21/2015	08/14/2015	08/14/2015	08/14/2015	18,400.00
	G'VILLE	Paid by Check # 638312		07/31/2015	08/14/2015	08/14/2015	08/14/2015	122.50
	GVILLE	Paid by Check # 638565		07/24/2015	08/21/2015	08/21/2015	08/21/2015	300.00
	133039	Paid by Check # 638594		07/24/2015	08/21/2015	08/21/2015	08/21/2015	38,336.50
			count 562.000 tment 926 - 0 Fund 610 - (Account 562.000 - Capital Projects Totals Department 926 - Other Public Works Totals Fund 610 - Gardnerville Town Totals	jects Totals /orks Totals Fown Totals	Invoic Invoic Invoic	Invoice Transactions 4 Invoice Transactions 26 Invoice Transactions 89	\$57,159.00 \$67,451.53 \$81,104.19
65	653202	Paid by Check # 637522		07/17/2015	07/31/2015	07/31/2015	07/31/2015	740.00
65.	653202	Paid by Check		07/24/2015	08/07/2015	08/07/2015	08/07/2015	740.00
			ccount 510.12	Account 510.125 - Salaries-Other Totals	Other Totals	Invoic	Invoice Transactions 2	\$1,480.00
9	GVILLE	Paid by Check		07/30/2015	08/07/2015	08/07/2015	08/07/2015	275.00
5	G'VILLE	# 037,923 Paid by Check # 637038		07/30/2015	08/07/2015	08/07/2015	08/07/2015	250.00
5	G'VILLE	Paid by Check		07/30/2015	08/07/2015	08/07/2015	08/07/2015	250.00
G.	G'VILLE	# 638015		07/29/2015	08/07/2015	08/07/2015	08/07/2015	250.00
		Account 5	510.150 - Boa	Account 510.150 - Board Compensation Totals	ation Totals	Invoic	Invoice Transactions 4	\$1,025.00
65	653202	Paid by Check		07/31/2015	08/14/2015	08/14/2015	08/14/2015	564.25
9	653202	Paid by Check		08/07/2015	08/21/2015	08/21/2015	08/21/2015	740.00
			unt 516.120 -	Account 516.120 - Contract Salaries Totals	aries Totals	Invoic	Invoice Transactions 2	\$1,304.25





Vendor	Invoice No.	Invoice No. Invoice Description	Status	Held Reason Invoice Date Due Date G/L Date	Invoice Date	Due Date		Received Date Payment Date Invoice Amount	ment Date	Invoice Amount
Fund 611 - Gardnerville Health & San										
Department 925 - Health & Sanitation										
Account 520.055 - Telephone Expense	ne Expense									
29103 - Frontier	782-7134 7/15	782-7134 7/15 77578271340502795	Paid by Check # 637908		07/16/2015	08/07/2015	08/07/2015	0/80	08/07/2015	80.66
29103 - Frontier	782-3856 7/15	77578238560808025	Paid by Check # 637908		07/16/2015	08/07/2015	08/07/2015)/80	08/07/2015	49.14
13097 - Verizon Wireless	9749926952	842011146-00001	Paid by Check # 638612		08/01/2015	08/21/2015	08/21/2015	08/2	08/21/2015	119.52
			Accour	Account 520.055 - Telephone Expense Totals	elephone Exp	ense Totals	Invoic	Invoice Transactions 3		\$267.74
Account 520.060 - Postage/Po Box Rent	/Po Box Rent									
25294 - F P Mailing Solutions	RI102511414	600003046	Paid by Check # 638149		07/28/2015	07/28/2015 08/14/2015 08/14/2015	08/14/2015	08/1	08/14/2015	128.76
12997 - Do Co Procurement Program	7-15 NICHOLSON	G'VILLE	Paid by Check # 638453		07/27/2015	08/21/2015	08/21/2015	08/2	08/21/2015	19.54
			Account	Account 520.060 - Postage/Po Box Rent Totals	tage/Po Box	Rent Totals	Invoic	Invoice Transactions 2		\$148.30
Account 520.072 - Advertising	ing									,
26465 - Diamond Printing Inc	9075	G'VILLE	Paid by Check # 637875		07/18/2015 08/07/2015	08/07/2015	08/07/2015	0/80	08/07/2015	245.38
				Account 520	Account 520.072 - Advertising Totals	ising Totals	Invoic	Invoice Transactions 1		\$245.38



Vendor	Invoice No.	Invoice Description	Status He	Held Reason Invoice Date	ate 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	ment & Repair							
25251 - TEC Equipment Inc	80652	62348	Paid by Check	06/30/2015	15 07/31/2015	06/30/2015	07/31/2015	3,273.83
25251 - TEC Equipment Inc	81419	62348	# 637767 Paid by Check # 637767	06/30/2015	15 07/31/2015	06/30/2015	07/31/2015	2,717.14
11985 - Ace Hardware	101262/1	1236	# 03//0/ Paid by Check # 638060	07/31/2015	15 08/14/2015	08/14/2015	08/14/2015	6.71
13485 - Ahern Rentals Inc	14913579-1	205304	# coocca Paid by Check # 628071	07/13/2015	5 08/14/2015	08/14/2015	08/14/2015	11.20
13485 - Ahern Rentals Inc	14920135-1	205304	# 628071 # 628071	07/13/2015	.5 08/14/2015	08/14/2015	08/14/2015	25.99
12198 - O'Reilly Auto Parts	3530-397194	1075650	Paid by Check	07/01/2015	.5 08/14/2015	08/14/2015	08/14/2015	(32.99)
12198 - O'Reilly Auto Parts	3530-398140	1075650	# 030249 Paid by Check # 630340	07/07/2015	.5 08/14/2015	08/14/2015	08/14/2015	29.99
12198 - O'Reilly Auto Parts	3530-398150	1075650	# 030249 Paid by Check # 630340	07/07/2015	.5 08/14/2015	08/14/2015	08/14/2015	641.60
12198 - O'Reilly Auto Parts	3530-398214	1075650	# 030249 Paid by Check # 630340	07/07/2015	.5 08/14/2015	08/14/2015	08/14/2015	5.59
12198 - O'Reilly Auto Parts	3530-398342	1075650	# 030249 Paid by Check # 630340	07/08/2015	.5 08/14/2015	08/14/2015	08/14/2015	(101.00)
12198 - O'Reilly Auto Parts	3530-398541	1075650	# 030249 Paid by Check # 630340	07/09/2015	.5 08/14/2015	08/14/2015	08/14/2015	558.95
12198 - O'Reilly Auto Parts	3530-400760	1075650	# 030249 Paid by Check	07/21/2015	.5 08/14/2015	08/14/2015	08/14/2015	(74.00)
2510 - Parts House	623859	4170	# 036249 Paid by Check	07/01/2015	.5 08/14/2015	08/14/2015	08/14/2015	37.48
2510 - Parts House	624004	4170	# 038238 Paid by Check	07/02/2015	.5 08/14/2015	08/14/2015	08/14/2015	41.99
11625 - Accurate Mobile Locksmith Inc	GVILLE 8/11/15 G'VILLE	. G'VILLE	# 638258 Paid by Check # 629360	08/11/2015	.5 08/21/2015	08/21/2015	08/21/2015	114.60
			# 030309 Account 520	Account 520.084 - Replacement & Repair Totals	& Repair Totals	Invo	Invoice Transactions 15	\$7,257.08
Account 520.089 - Power 2924 - NV Energy	791804 7-15	791804	Paid by Check	07/28/2015	.5 08/13/2015	08/13/2015	08/14/2015	240.18
			# 030524	Account 520.08	Account 520.089 - Power Totals	Invo	Invoice Transactions 1	\$240.18
Account 520.092 - Heating 3021 - Southwest Gas-Las Vegas	0015779022 7-	0015779022 7- 2410015779022	Paid by Check	07/01/2015	5 07/31/2015	07/31/2015	07/31/2015	14.42
3021 - Southwest Gas-Las Vegas	1072224004 7-	2411072224004	# 637750 Paid by Check	07/17/2015	5 07/31/2015	07/31/2015	07/31/2015	15.07
3021 - Southwest Gas-Las Vegas	15 1188600002 7-	2411188600002	# 637750 Paid by Check	07/17/2015	5 07/31/2015	07/31/2015	07/31/2015	22.61
	I5		# 63//50	Account 520.092 - Heating Totals	 Heating Totals 	Invo	Invoice Transactions 3	\$52.10



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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 611 - Gardnerville Health & San Department 925 - Health & Sanitation										
Account 520.097 - Maint B&G	3&G									
670 - Carson Valley Lions Club	FLAG15/16GVIL G'VILLE	- G'VILLE	Paid by Check		07/01/2015	08/07/2015	08/07/2015	08/02	08/07/2015	40.00
31199 - Summit Carpets	6-15 FLOOR PREP	G'VILLE	Paid by Check # 638020		07/29/2015	08/07/2015	06/30/2015	08/02	08/07/2015	511.50
20845 - Clark Plumbing & Heating Co Inc	0000828902	0007133	Paid by Check # 638121		07/21/2015	08/14/2015	08/14/2015	08/14	08/14/2015	65.25
20845 - Clark Plumbing & Heating Co Inc	0000828236 S/P	0007133	Paid by Check # 638434		06/26/2015	08/21/2015	08/21/2015	08/21	08/21/2015	100.00
				Account 52	Account 520.097 - Maint B&G Totals	: B&G Totals	Invoi	Invoice Transactions 4	I	\$716.75
Account 520.107 - Maint Equip	dinb									
7198 - Consolidated Fabricators	173616	TOWN01	Paid by Check # 638126		07/23/2015	08/14/2015	08/14/2015	08/14	08/14/2015	6,818.00
7198 - Consolidated Fabricators	173617	TOWN01	Paid by Check # 638126		07/23/2015	08/14/2015	08/14/2015	08/14	08/14/2015	6,818.00
				Account 520	Account 520.107 - Maint Equip Totals	Equip Totals	Invoi	Invoice Transactions 2	l	\$13,636.00
Account 520.116 - Veh. Maint-Co Shop	aint-Co Shop									
4268 - Do Co Vehicle Maintenance	7@15 TRANSFER	MOTOR POOL	Paid by Check # 638458		08/10/2015	08/21/2015	08/21/2015	08/21	08/21/2015	2,164.44
			Accoul	Account 520.116 - Veh. Maint-Co Shop Totals	eh. Maint-Co	Shop Totals	Invoi	Invoice Transactions 1	l	\$2,164.44
Account 520.136 - Rents & Leases Equipment	Leases Equipm	ent								
3519 - Xerox Corporation	080714884	716307012	Paid by Check # 638354		08/01/2015	08/14/2015	08/14/2015	08/14	08/14/2015	255.03
			Account 520.	Account 520.136 - Rents & Leases Equipment Totals	Leases Equip	ment Totals	Invoi	Invoice Transactions 1		\$255.03
Account 520.187 - Internet Expense	t Expense									
15887 - Charter Communications	0012509 8/15	8354110060012509	Paid by Check # 638425		08/02/2015	08/21/2015	08/21/2015	08/21	08/21/2015	65.00
			Acc	Account 520.187 - Internet Expense Totals	Internet Exp	ense Totals	Invoi	Invoice Transactions 1		\$65.00





Invoice No. Invoice Description
G'VILLE Paid by Check # 638394
228079 Paid by Check # 638409
40990612
G'VILLE Paid by Check
007070 #





Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date Due Date	Due Date	G/L Date	Received Date Payment Date	ayment Date	Invoice Amount
Fund 611 - Gardnerville Health & San Department 925 - Health & Sanitation										
Account 532.003 - Gas & Oil	-									
3814 - Flyers Energy LLC	CFS1046801	8308	Paid by Check # 637583		07/15/2015	07/31/2015 07/31/2015	07/31/2015	0	07/31/2015	1,062.05
3814 - Flyers Energy LLC	CFS1055085	8308	Paid by Check # 638484		07/31/2015	08/21/2015	08/21/2015	0	08/21/2015	369.13
Account 532,028 - Uniforms	v			Account 5	Account 532.003 - Gas & Oil Totals	& Oil Totals	Invoi	Invoice Transactions 2	265000	\$1,431.18
5785 - Alsco Inc	LREN1051516	000330	Paid by Check # 637811		07/07/2015	08/07/2015	08/07/2015	Ö	08/07/2015	4.39
5785 - Alsco Inc	LREN1053694	000330	Paid by Check # 637811		07/14/2015	08/07/2015	08/07/2015	Ö	08/07/2015	4.39
5785 - Alsco Inc	LREN1055848	000330	Paid by Check # 637811		07/21/2015	08/07/2015	08/07/2015	Ö	08/07/2015	4.39
5785 - Alsco Inc	LREN1058026	000330	Paid by Check # 637811		07/28/2015	08/07/2015	08/07/2015	Ö	08/07/2015	4.39
				Account 5	Account 532.028 - Uniforms Totals	orms Totals	Invoi	Invoice Transactions 4	I.	\$17.56
Account 533.800 - Office Supplies	upplies									
29639 - Carson Valley Locksmith/Electronics-Radio Shack	10191209	10001352	Paid by Check # 638414		05/15/2015	08/21/2015	08/21/2015	Õ	08/21/2015	15.00
29639 - Carson Valley Locksmith/Electronics-Radio Shack	10192066	10001352	Paid by Check # 638414		07/28/2015	08/21/2015	08/21/2015	ŏ	08/21/2015	28.74
12997 - Do Co Procurement Program	7-15 LOUTHAN G'VILLE	G'VILLE	Paid by Check # 638453		07/27/2015	08/21/2015	08/21/2015	õ	08/21/2015	130.03
Account 533.806 - Software	g)			Account 533.800 - Office Supplies Totals	0 - Office Sup	plies Totals	Invoir	Invoice Transactions 3	I	\$173.77
16648 - E Squared C Inc	43400	G'VILLE	Paid by Check # 638144		08/03/2015	08/14/2015	08/14/2015	õ	08/14/2015	37.50
				Account 533.806 - Software Totals Department 925 - Health & Sanitation Totals Fund 611 - Gardnerville Health & San Totals	Account 533.806 - Software Totals t 925 - Health & Sanitation Totals Gardnerville Health & San Totals	ware Totals ation Totals San Totals	Invoid Invoid Invoid	Invoice Transactions 1 Invoice Transactions 72 Invoice Transactions 72	01.01	\$37.50 \$55,286.84 \$55,286.84
* = Prior Fiscal Year Activity						Grand Totals	Invoid	Invoice Transactions 161	51	\$136,391.03



Gardnerville Town Board AGENDA ACTION SHEET



- 1. For Possible Action: Approve placement of the Main Street Basque Mural on the south wall of the Mason's Lodge building located at 1421 Highway 395 North, APN:1320-33-402-066, and approve the town manager to sign the county review applications and forms associated with the project.
- 2. Recommended Motion: Approve the placement of the mural on Mason's Lodge building located at 1421 Hwy 395 N, APN:1320-33-402-066, and approve the town manager to sign the applications and forms associated with this project.

	town manager to sign the applications and forms associated with this project.
	Funds Available: ✓ Yes ✓ N/A - 0.75% discount for planning fees.
3.	Department: Administration
4.	Prepared by: Tom Dallaire
5.	Meeting Date: September 1, 2015 Time Requested: N/A
6.	Agenda: ☐ Administrative
and mu to	ckground Information: The town board approved the mural on the Pyrenese building do now that that building is gone Main Street has located a new home for the completed ural. This needs to go the planning commission for approval, then apply for a building permit hang the mural. The new location is on the side of the building where Cheshire Antiques is ated, which that portion of the building is owned by the Mason's Lodge.
See sub	e the attached plans and agreement that will be used for the Community Development omittals.
7.	Other Agency Review of Action: Douglas County
В.	Board Action:
	☐ Approved ☐ Approved with Modifications ☐ Continued



1407 Highway 395 N Gardnerville NV 89410

P:775.782.7134 F:775.782.7135

WWW.gardnerville-nv.gov

ADDRESS: 1421 HIGHWAY 395 NORTH GARDNERVILLE NV, 89410 APN# 1320-33-402-066

DATE: 8/21/2015

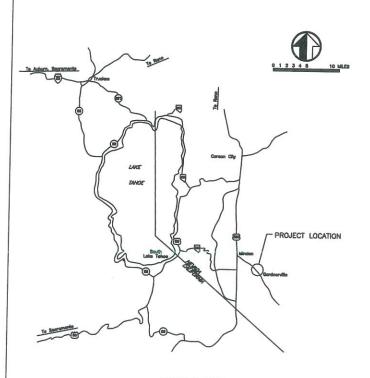
PAGE

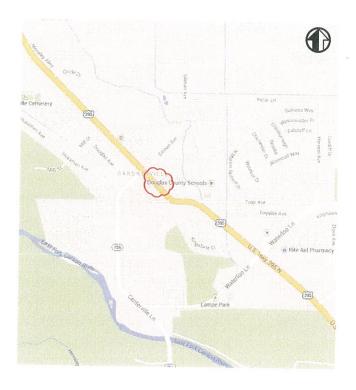
Author: LACOST

PAGE:

Project:

2015 MSG BASQUE MURAL PROJECT





VICINITY MAP







1407 Highway 395 N Gardnerville NV 89410

ADDRESS:

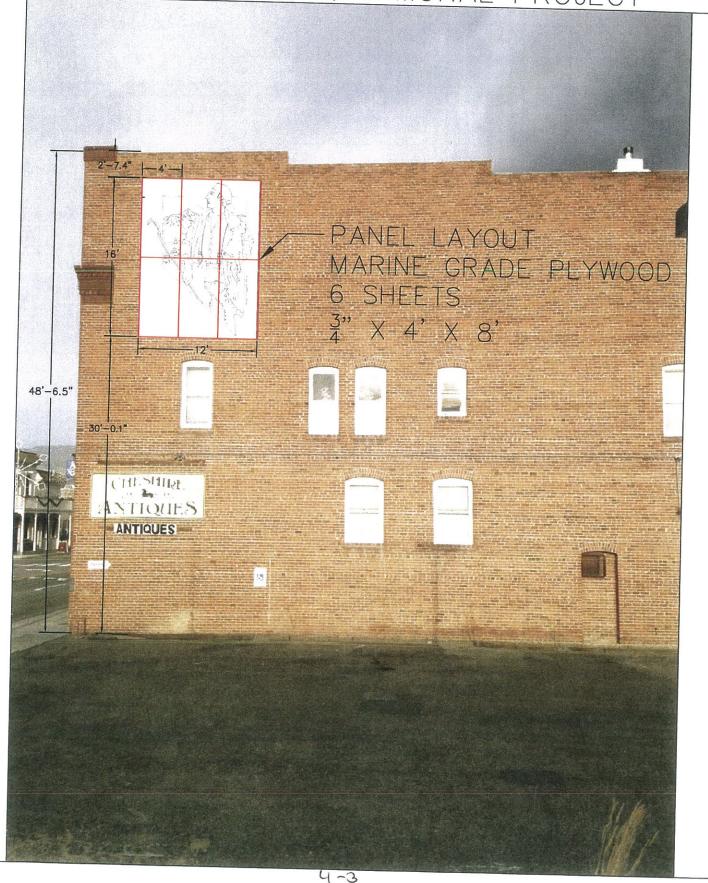
1421 HIGHWAY 395 NORTH GARDNERVILLE NV, 89410 APN# 1320-33-402-066 DATE: 8/21/2015

PAGE:

LACOST Author:

Project:

2015 MSG BASQUE MURAL PROJECT





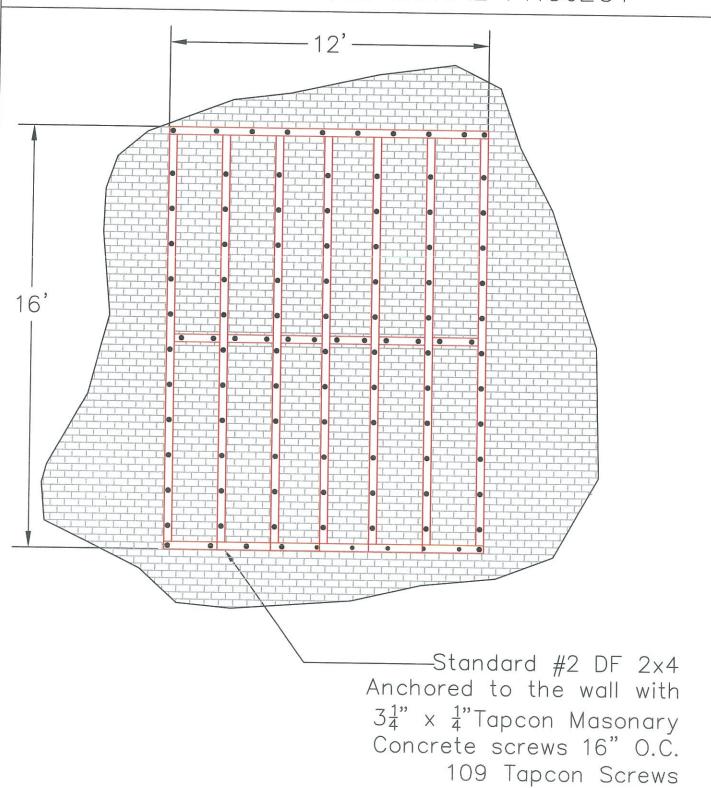
1407 Highway 395 N Gardnerville NV 89410

ADDRESS: 1421 HIGHWAY 395 NORTH GARDNERVILLE NV, 89410 APN# 1320-33-402-066

DATE:	8,	/21/2	2015	
PAGE:	3	OF	4	PAGES
Author:	LAC	OST		

Project:

2015 MSG BASQUE MURAL PROJECT





1407 Highway 395 N Gardnerville NV 89410

P:775.782.7134 F:775.782.7135

WWW.gardnerville-nv.gov

ADDRESS:

1421 HIGHWAY 395 NORTH GARDNERVILLE NV, 89410 APN# 1320-33-402-066

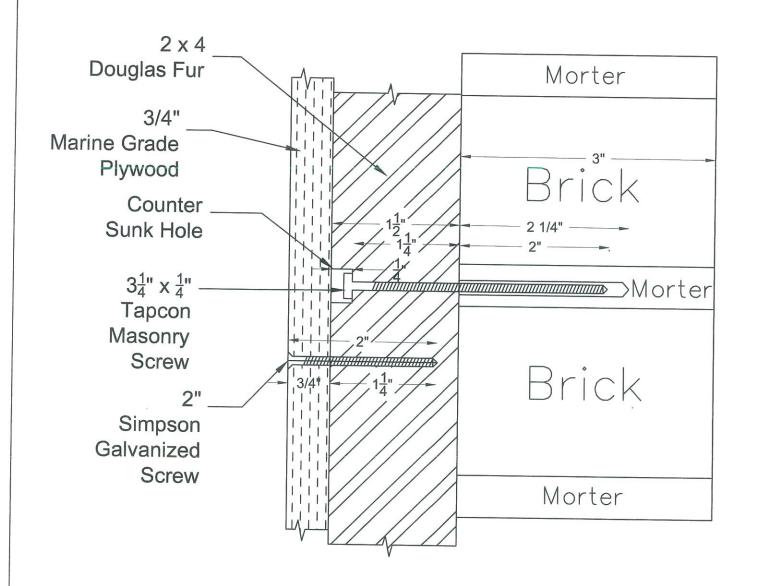
8/21/2015 DATE:

PAGE:

LACOST

Project:

2015 MSG BASQUE MURAL PROJECT



When recorded please return to: Main Street Gardnerville 1407 Highway 395 N Gardnerville NV 89410

MAIN STREET GARDNERVILLE MURAL PLACEMENT AGREEMENT WITH BUILDING OWNER

THIS AGREEMENT entered into this day of July, 2015, by and between **THE MAIN STREET GARDNERVILLE PROGRAM CORPORATION**, a nonprofit corporation, hereafter referred to as "Main Street Gardnerville", and **CARSON VALLEY LODGE No. 33 F & AM**, hereafter referred to as "Owner", and as "Owner" of the following described premises situated in Gardnerville, Nevada, to-wit:

APN: 1320-33-402-066, located at street address: <u>1421 Highway 395 North</u>, hereafter referred to as "the Property".

WHEREAS Main Street Gardnerville is desirous of having a twelve foot by sixteen foot mural with solar down facing lighting mounted to a two by four frame on the south wall of that building of the Owner which is located on the Property and obtaining the consent of Owner to the mounting of said mural thereon after Owner obtains the consent of the long term lessee of the Property, if any, and after Owner agrees to leave the mural for public observation for a period of five (5) years.

WHEREAS, by Owner's signature hereon, Owner agrees to all the terms of this Agreement.

NOW, THEREFORE, IT IS HEREBY AND BETWEEN THE PARTIES AS FOLLOWS:

- In consideration of the advertising and business benefits to be delivered, Owner hereby agrees to allow Main Street Gardnerville to have a mural attached to the side of the owner's building, as painted by Beverly A. Caputo, depicting Basque sheepherder and dog in substantially the same appearance and location as shown in Exhibit "A".
- 2. That Owner agrees to leave the mural on the identified wall of Owner's building without alteration or modification in any way, without the consent of Main Street Gardnerville, for a minimum of five (5) years.
- 3. Main Street Gardnerville further agrees to pay all costs of having the mural painted on panels and installed on a frame mounted on the Owner's wall, and all appurtenances including solar powered down lighting.
- 4. Main Street Gardnerville agrees to keep the mural in a good state of repair and have the painting retouched as necessary to keep the same in its original condition, reasonable wear and fading excepted.
- 5. If either party violates any covenant or condition of this contract, the other party shall deliver written notice, specifying the nature of the default and demanding that it be cured. If the defaulting party does not cure the default within 90 days after receipt of such notice, the party giving notice may terminate this contract by giving an additional 10 days written notice after the original notice period.
- 6. The parties agree that this Mural Agreement shall run with the land and shall bind all persons with an interest in Owner's building Main Street Gardnerville will be notified 90 days prior to Sale or Lease of building. This gives Main Street Gardnerville the opportunity to remove mural.



4-8

Gardnerville Town Board AGENDA ACTION SHEET

Denied

☐ Continued



1. For Possible Action: Approve an agreement between the Town of Gardnerville and Main Street Gardnerville to clarify the finance department's concern over the Program Manager's position, and provide for a revised budget to accommodate the employee concept; with public comment prior to Board action. 2. Recommended Motion: Approve Funds Available: Yes ☑ N/A 3. Department: Administration 4. Prepared by: **Tom Dallaire** 5. Meeting Date: September 1, 2015 Time Requested: N/A 6. Agenda:

☐ Consent ☐ Administrative Background Information: Board action last month the board continued the item to determine the contract does not hurt the 501c6 in anyway. Mike Rowe determined the following: We retain a CPA to assist our firm on various matters that come up. I ran the board's question by him regarding whether the town's provision of a program manager to MSG as a town employee would somehow jeopardize the MSG 501(c)(6) status. In his opinion, it would not so long as the compensation to Paula wasn't based on a bonus structure of rewarding her for successful programs. In other words, none of the pay would be based on the results of MSG's programs. Clearly, with the county's reclassification of employees and the rules it has set down, this would not be the case for an exempt employee. So, based on Bill's opinion, I'd say you are good to go with the agreement with MSG that is deferred to next month's agenda. There are no bonuses allowed in the county pay plan or in policies that would be based on the results of the program. 7. Other Agency Review of Action: Douglas County V N/A Approved with Modifications Approved

MAIN STREET PROGRAM MANAGER AGREEMENT

COMES NOW, the Town of Gardnerville Nevada ("Town") and The Main Street Gardnerville Program Corporation, Inc., a Nevada non-profit cooperative corporation without stock ("MSG"), and hereby enter into this Main Street Program Manager Agreement ("Agreement") upon the following recitals, terms and conditions:

WITNESSETH

WHEREAS, the Town is a political subdivision of Douglas County, Nevada, and as such, is required to comply with all of the Douglas County, Nevada Administrative Policies and Procedures regarding the employment of exempt and non-exempt employees; and

WHEREAS, the Town has employed and will employ a person as an exempt employee to serve in the capacity of Main Street Program Manager whose sole responsibility will be to work with the MSG Board of Directors to implement the Main Street Gardnerville Program pursuant to the Douglas County Job Classification Description for the Main Street Program Manager; and

WHEREAS, MSG, through its Board of Directors, desires to enter into this Agreement with the Town for the provision by the Town of an exempt employee to serve as the Main Street Program Manager for MSG, and to assist the Town in the payment of a portion of the compensation and benefits to be earned by the exempt employee serving as Main Street Program Manager.

NOW, THEREFORE, the Town and MSG agree as follows:

Main Street Program Manager.

The Town has employed and will continue to employ an exempt employee as defined by

Douglas County, Nevada Administrative Policies and Procedures for County Employees; specifically, the FLSA Guidelines for Exempt Employees. The exempt employee hired by the Town shall perform all those duties and functions as set forth in the Douglas County, Nevada Job Classification Description, a copy of which is attached hereto as Exhibit "A". The Town agrees to assign the Main Street Program Manager solely to MSG to perform all of the duties and functions of Main Street Program Manager.

Salary and Benefits.

As of the date of the execution of this Agreement, the exempt employee retained by the Town to serve as Main Street Program Manager earns a total of salary and benefits in the amount of \$72,237.96 as budgeted by the Town for the 2015-2016 fiscal year. The Town agrees to pay the Main Street Program Manager's salary of \$48,216.96.

As a Town employee, and pursuant to the Douglas County Administrative Policies and Procedures relating to employees, the exempt employee to serve as Main Street Program Manager is also entitled to benefits, including health insurance, retirement (PERS), worker's compensation insurance, unemployment insurance and Medicare benefits. The total benefit cost for the Main Street Program Manager is \$24,021.00. MSG agrees to pay to the Town the amount of the total benefits earned by the Main Street Program Manager in the amount of \$24,021.00 for fiscal year 2015-2016.

The combined salary and benefits paid to the Main Street Program Manager for fiscal year 2015-2016 shall be \$72,237.96.

3. Term.

The term of this Agreement is for one year, commencing as of 1 July 2015, notwithstanding a different date of execution of this Agreement by the Town and by MSG.

The Town and MSG agree that this Agreement may be renewed for succeeding years, each term of the renewed agreement shall be for one year. The Town and MSG agree that a one year term is appropriate for this Agreement for the Town to provide to MSG a Main Street Program Manager because, as with other Town employees, and pursuant to the Douglas County Administrative Policies and Procedures Relating to Employees, the salary and benefits paid by the Town to the Main Street Program Manager will be subject to change for, among other reasons, merit increases earned by the Town's exempt employee serving as Main Street Program Manager.

4. Contributions.

The Town and MSG agree that the Town will contribute a sum of not more than Fifty Thousand Dollars (\$50,000.00) toward the payment of the Main Street Program Manager's salary for the term of this Agreement, and for each renewed term of this Agreement. MSG will pay to the Town the total benefits cost incurred by the Town in retaining a Main Street Program Manager.

If, in future fiscal years, the exempt employee serving as Main Street Program Manager earns and is awarded a raise in salary, and such increase in salary exceeds \$50,000.00, then, and in that event, and in addition to paying the costs of the total benefits earned by the Main Street Program Manager, MSG will contribute such amount of the Main Street Program Manager's salary exceeding \$50,000.00 in any fiscal year.

Governing Policies and Procedures.

The Town and MSG agree that at all times the Main Street Program Manager shall be an exempt employee of the Town, and the Town agrees that the Main Street Program Manager shall at all times be subject to the Douglas County, Nevada Administrative Policies and Procedures Relating to Exempt Employees.

6. Termination.

The Town and MSG agree that either the Town or MSG may terminate this Agreement for the provision by the Town to MSG of a Main Street Program Manager by providing 90 days' written notice by the party desiring to terminate this Agreement. The Notice of Termination of this Agreement shall be provided at a minimum of 90 days before the end of each fiscal year during which time this Agreement shall remain in full force and effect. Restated, should a party desire to terminate this Agreement, it shall provide to the other party 90 days' written notice prior to the end of the then current fiscal year on 30 June of that fiscal year.

7. Entire Agreement.

This Agreement contains the entire agreement between the parties hereto and the terms of this Agreement are contractual and not mere recitals. The undersigned parties further declare that this entire agreement has been carefully read, the contents thereof are fully known and understood, and that the Agreement is signed as a free and voluntary act of each of the parties who execute it, and that it is the intention of each of the parties to waive, release, discharge any and all claims or causes of action of whatsoever character against any of the parties hereto, in any way related to this Agreement, and each, every and all of the parties' agents, servants, employees, representatives, attorneys, successors and assigns, and the parties fully realize that they are and intend to be fully and legally bound hereby.

The provisions of this Agreement shall be binding upon, shall obligate, and extend to and enure to the benefit of each party, their heirs, successors, assigns, transferees, grantees and agents.

This Agreement (after full execution in counterparts or otherwise and delivery) memorializes

and constitutes the entire Agreement and understanding between the parties and supercedes and replaces all prior negotiations, proposed agreements, whether written or unwritten, and that no party, or any agent or attorney of any party, has made any promise, representation, or warranty whatsoever.

8. Governing Law.

This Agreement shall be construed under the laws of the State of Nevada, and any legal action taken hereunder will be resolved through binding arbitration pursuant to the provisions of Chapter 38 NRS relating to arbitration brought within the County of Douglas, and the prevailing party to any such action brought to enforce the terms of this Agreement shall be entitled to attorney's fees and costs.

Failure to Comply with Provisions.

In the event that any party hereto shall fail to comply with any of the terms, conditions, or covenants herein contained, any aggrieved party shall be entitled to utilize any and all venues at law and in equity the aggrieved party shall have against the defaulting/breaching party.

Notwithstanding the above, should any party hereto be in default hereunder, or breach any promise or condition set forth herein, the language of this Agreement shall apply objectively and fairly to each party; provided, however, should a party have fully met its obligations set forth herein, the party shall be held free of any claims made by any party hereto that relate to this Agreement or any of the present or existing disputes and differences.

Any party breaching this Agreement agrees to indemnify and hold harmless all other non-breaching parties for damages, including attorney's fees, costs of suit and other expenses incurred as a result of the breach. This covenant shall bind and enure to the benefit of the parties hereto and their respective agents, employees, successors, assigns and heirs.

10. Multiple Counterparts.

This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument; but in making proof of this Agreement, it shall not be necessary to produce or account for more than one such counterpart. It is not necessary that each party hereto execute the same counterpart so long as identical counterparts are executed by both parties.

Dated this ____ day of July, 2015

Lloyd Higuera, Chairman Gardnerville Town Board

Dorette Caldana, President Board of Directors, The Main Street Gardnerville Program Corporation, Inc.



JOB DESCRIPTION

JOB TITLE:
DEPARTMENT:

Main Street Program Manager

DEPARTMENT: Town of Gardnerville **REPORTS TO:** Town Manager

FLSA: JOB CODE: Exempt

DATE:

3630 7/1/2015

PAY GRADE: P1

POSITION SUMMARY:

Responsible for working with the Main Street Gardnerville Program Corporation Board of Directors to implement the Main Street Gardnerville Program; provides program support tasks; serves as central advocate for the downtown district; acts as liaison between program and the Town of Gardnerville, public agencies, civic groups, downtown stakeholders, and the community.

ESSENTIAL FUNCTIONS:

- Plans, organizes, administers, reviews and evaluates the work of assigned staff and volunteers.
- Develops and implements goals, objectives, policies, procedures and work standards for the program; prepares and administers the program's budget; develops, implements and coordinates fundraising efforts and initiatives.
- Contributes to the overall quality of the program's service provision by developing and coordinating work teams and by reviewing, recommending and implementing improved policies and procedures.
- Develops comprehensive programs based upon community and/or department needs; assesses such needs through assessment techniques.
- Organizes and participates in program coalitions and partnerships with other local, state, private and public agencies.
- Prepares, negotiates, reviews and administers contracts and grants for program operations; ensures that grant and budgetary guidelines are followed; coordinates with grant agencies to provide compliance reporting.
- Makes presentations to a variety of community groups; promotes the programs through developing contacts with various organizations, public education programs, media announcements, and marketing initiatives; develops and maintains social media efforts.
- Develop and maintain effective relationships with public officials, business owners, community groups, and the public.
- Provides support to Boards, Committees, sub-committees and other groups.
- Responds to and resolves sensitive citizen inquiries and complaints.
- Directs the conduct of and conducts analytical studies; develops and reviews reports
 of findings, alternatives and recommendations; directs the maintenance of accurate
 records and files.
- Represents the County with dignity, integrity, and a spirit of cooperation in all relationships with staff and the public.



JOB DESCRIPTION

MAIN STREET PROGRAM MANAGER

QUALIFICATIONS:

To perform this job successfully, an individual must be able to perform each essential duty satisfactorily. The requirements listed below are representative of the knowledge, skill, and/or ability required.

Education and Experience:

Bachelor's degree in business administration, marketing, or a field related to the work; AND four (4) years of experience in program management and promotion; OR an equivalent combination of education, training and experience.

Required Knowledge and Skills

Knowledge of:

- Administrative principles and practices, including goal setting, program development, implementation and evaluation, and the supervision of employees.
- Principles and practices of developing teams, motivating employees and managing in a team environment.
- Principles and practices of social media.
- Principles and practices of program and grant management.
- Methods and techniques of community needs assessment.
- Principles and practices of marketing and public relations.
- Computer applications related to the work.
- Applicable laws, codes and regulations.
- Correct business English, including spelling, grammar and punctuation.
- Techniques for dealing with the public, in person and over the telephone.

Skill in:

- Planning, organizing, supervising, reviewing and evaluating the work of others.
- Training others in policies and procedures related to the work.
- Creating, planning, implementing and managing a wide-range of programs.
- Developing and implementing goals, objectives, policies, procedures, and work standards.
- Developing effective work teams and motivating individuals to meet goals and objectives and provide customer services in the most cost effective and efficient manner.
- Interpreting, applying and explaining state and local laws, regulations and policies.
- Managing a variety of social media, public relations and marketing efforts.
- Developing and making presentations to small and large groups.
- Preparing clear and concise reports, correspondence and other written materials.
- Using initiative and independent judgment within established policy guidelines.
- Communicating effectively in oral and written forms.



JOB DESCRIPTION

MAIN STREET PROGRAM MANAGER

Establishing and maintaining effective working relationships with a variety of individuals from various socio-economic, ethnic and cultural backgrounds.

REQUIRED CERTIFICATES, LICENSES, AND REGISTRATIONS:

Nevada Class C Driver's License.

PHYSICAL DEMANDS & WORKING ENVIRONMENT:

The physical demands described herein are representative of those that must be met by an employee to successfully perform the essential functions of the job. accommodations may be made to enable individuals with disabilities to perform the essential functions.

Strength and mobility to work in a typical office setting; stamina to remain seated for extended periods of time; strength to lift and maneuver materials and equipment weighing up to 20 pounds; vision to read printed materials; and hearing and speech to communicate in person or over a radio or telephone.

CONDITIONS OF EMPLOYMENT:

- 1. Continued employment is contingent upon all required licenses and certificates being maintained in active status without suspension or revocation.
- 2. Employment is contingent upon successful completion of background/screening.
- 3. Douglas County participates in E-Verify and will provide the Social Security Administration (SSA) and, if necessary, the Department of Homeland Security (DHS, with information from each applicant's Form I-9 to confirm work authorization. All candidates who are offered employment must complete Section 1 of the Form 1-9 along with the required proof of their right to work in the United States and proof of their identity prior to starting employment. Please be prepared to provide required documentation as soon as possible after the job offer is made.

I have read and understand the contents of this Job Description, and I have received a copy of this Job Description for my records.

PRINT NAME:	
SIGNATURE:	DATE:

This job description indicates, in general, the nature and levels of work, knowledge, skills, abilities and other essential functions (as covered under the Americans with Disabilities Act) expected of the incumbent. It is not designed to cover or contain a comprehensive listing of activities, duties or responsibilities required of the incumbent. Incumbent may be asked to perform other duties as required.

Page 3 of 3

	jet Workshee	rineholi	Main Ct.		REVISE
0.5	Garage As a second		Wain Street Gar	dnerville 2015/20 2016	16 FY BUDG
Fund:	811 - Gardnen	umber Description ville Main Street		Commissioner	2016 Revis
Revent	ues	wife Maid 2ft.66f			
Depart		Revenue			
RE15 -	Intergovernment				
	331.120	NV Commission on Tourism			
	331.135	Distr. from County	0.00	0.00	0.0
	331.138	Distr. from Town	10,000.00	10,000.00	10,000.0
	331.140	Grant In Aid Other	54,000.00	50,000.00	0.0
	332.120	Grant-USDA	0.00	0.00	0.0
Ассоци	nt Classification	Total: RE15 - Intergovernmental Revenue	1,000.00	0.00	0.0
		The state of the s	\$65,000.00	\$60,000.00	\$10,000.0
RE27 - Ii	nterest Revenue				
	361.200	Interest On Investment			
	361.205	Investment-FMV Adjust	0.00	0.00	0.0
	361.211	Investment-Fixiv Adjust Invest. Earnings-LGIP	0.00	0.00	0.0
	361.212		59.95	0.00	0.0
\ccoun		Invest. Earnings-BNY Mellon Total: RE27 - Interest Revenue	327.81	0.00	0.0
		merest nevenue	\$387.76	\$0.00	SD.0
:E30 - N	Aiscellaneous Rev	/enue			
	360.210				
	360.220	Merchandise Sales	14,654.81	9,500.00	9,500.0
	360,221	Memberships Promotions	5,611.25	1,800.00	3,500.0
	360,800	Miscellaneous	20,245.00	20,000,00	20,000.0
	367.102	Donations	131.48	0.00	0.0
ccount		Total: RE30 - Miscellaneous Revenue	4.00	0.00	0.0
		rotat. RESU - Miscellaneous Revenue	\$40,646.54	\$31,300.00	\$33,000.0
E40 - B∈	eg.Fund Bal./Rese	Privac			,
	301.000				
		Opening Fund Balance	0.00	46 007 00	4C 003 0
ccount		ofal- RE40 - Rea Eural Dates	0.00	46,887.00	46.887.11
ccount		otal: RE40 - Beg.Fund Bal./Reserves	\$0.00	\$46,887.00	46,887.00 \$46,887.00
	Classification T			1000	\$46,887.00 \$46,887.00
				1000	\$46,887.00
epartme	Classification T		\$0.00 \$106,034.30	\$46,887.00	\$46,887.00
epartme	Classification T		\$0.00	\$46,887.00	\$46,887.00 \$89,887.00
epartme	Classification T ent Total: 000 - s Total		\$0.00 \$106,034.30	\$46,887.00 \$138,187.00	\$46,887.00 \$89,887.00
epartme evenue: penditu	Classification T ent Total: 000 - s Total	Revenue	\$0.00 \$106,034.30	\$46,887.00 \$138,187.00	\$46,887.00 \$89,887.00
epartme evenue: penditu epartme	Classification Tent Total: 000 - S Total Ires ent: 960 - Gar		\$0.00 \$106,034.30	\$46,887.00 \$138,187.00	\$46,887.00 \$89,887.00
epartme evenue: penditu epartme	Classification T ent Total: 000 - s Total	Revenue dnerville Main Street	\$0.00 \$106,034.30	\$46,887.00 \$138,187.00	\$46,887.00 \$89,887.00
epartme evenue: penditu epartme	classification Tent Total: 000 - 100	dnerville Main Street Salaries & Wages	\$0.00 \$106,034.30	\$46,887.00 \$138,187.00	\$46,887.00 \$89,887.00 \$89,887.00
epartme evenue: penditu epartme	ent Total: 000 - s Total res ent: 960 - Gar aries & Wages 510.000 510.125	dnerville Main Street Salaries & Wages Salaries-Other	\$0.00 \$106,034.30 \$106,034.30	\$46,887.00 \$138,187.00 \$138,187.00	\$46,887.00 \$89,887.00 \$89,887.00
epartme evenue: penditu epartme	ent Total: 000 - s Total res ent: 960 - Gar aries & Wages 510.000 510.125 511.170	dnerville Main Street Salaries & Wages Salaries-Other Overtime	\$0.00 \$106,034.30 \$106,034.30 44,148.26 0.00 57.25	\$46,887.00 \$138,187.00 \$138,187.00 47,668.00	\$46,887.00 \$89,887.00 \$89,887.00 0.00 0.00
epartme evenue: penditu epartme	ent Total: 000 - s Total res ent: 960 - Gar aries & Wages 510.000 510.125 511.170 511.171	dnerville Main Street Salaries & Wages Salaries-Other Overtime Holidays	\$0.00 \$106,034.30 \$106,034.30 44,148.26 0.00	\$46,887.00 \$138,187.00 \$138,187.00 47,668.00 0.00	\$46,887.00 \$89,887.00 \$89,887.00 0.00 0.00 0.00
epartme evenue: penditu epartme	Classification Tent Total: 000 - S Total Ires ent: 960 - Gar aries & Wages 510.000 510.125 511.170 511.171 511.173	dnerville Main Street Salaries & Wages Salaries-Other Overtime Holidays Vacation	\$0.00 \$106,034.30 \$106,034.30 44,148.26 0.00 57.25	\$46,887.00 \$138,187.00 \$138,187.00 47,668.00 0.00 0.00	\$46,887.00 \$89,887.00 \$89,887.00 0.00 0.00 0.00 0.00
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Gardnerville Town Board

AGENDA ACTION SHEET



1. Not For Possible Action: Presentation and provision of an updated recommendation to the County Commissioners on the updated County Connectivity plan and funding options, revising the previous presentation and proposed funding options that are identified in the proposed County Connectivity Project. Presentation by Jacques and Dominique Etchegoyhen; with public comment prior to Board action.

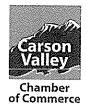
	Comment prior to Board action.
2.	Recommended Motion: Receive update.
	Funds Available: ☐ Yes
3.	Department: Administration
4.	Prepared by: Tom Dallaire
5.	Meeting Date: September 1, 2015 Time Requested: 20 minutes
6.	Agenda: □Consent
to ga ma	ackground Information: At the March 3 rd Town Board meeting, the recommendation was prioritize the three projects listed above and for staff to find the funding. These proposed is tax, utility tax and sales tax will be used for new projects and now can be used for aintenance of county "collector" roads as well, not county local roads. We know maintenance behind on all roads and requires more funds to catch up.
Se	ee page 6-2 for provided information.
7.	Other Agency Review of Action: Douglas County
8.	Board Action:
	☐ Approved ☐ Approved with Modifications ☐ Continued

Revenue Enhancements Make that Taxes for County Connectivity

Sales Tax Proposed to go from 7.1% to 7.35%

Gas Tax Proposed to go from 4 cents per gallon to 9 cents per gallon

Utility Operator Fee Proposed to add 0.5%



Questions To Answer

- Do we need it?
- Can it be leveraged?
 - Will it be 'fair'?
- Can it be redirected?
- Is it the right time?
 - Is there ROI?



Sales Tax Increase

- Potential to generate \$1.5 million annually
- Impact on a household spending \$20,000/year on taxable goods is \$50
- Impact on a business spending \$100,000/year on taxable goods is \$250
 - Can Be Used on Street & Highway Construction & Maintenance
 & Pedestrian Amenities Including Multi Use Trails

• Factors:

Significant Portion will be spent by Visitors to Stateline and Consumers from out of County



State Does Not View Kindly on a Receiving County With a Low Sales Tax
Rate

Gas Tax Increase

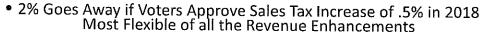
- Potential to Raise \$ 900,000 Annually
- Impact on a Household Driving 30,000 miles/year at 15mpg is \$100
 - Can Be Used on Street & Highway Construction & Maintenance
 - Factors:
- Only 5 Counties in the State do not collect the full 9 cent per gallon allowed
 - The Funding Raised Locally Through Gas Tax Impacts NDOT Decision Making on Projects



 Indexing of Gas Tax Could Begin in 2016 – The amount flowing to the County Depends on the Amount Being Collected – If Indexing is Passed without an increase beforehand, we will still pay the 9 cent figure but we will only receive the 4 cents and indexed amount currently being collected

Utility Operator Fee

- \bullet Potential to Raise $\$ 400,000 in 2017 (0.5%), And an Additional $\$ 600,000 (1%) in 2019 and Again in 2021
 - Impact on a Household Spending \$3,600/year on Gas, Electricity and Telecom is \$18 (\$300/month becomes \$301.50/month)
 - Impact on a Business Spending \$120,000/year on Gas, Electricity and Telecom is \$600
 - Can Be Used on All the Proposed Connectivity Projects
 - Factors:





Priorities

- Sales Tax Dollars can be used to generate the County Share of the Ranchos to Gardnerville Trail
- \$400,000 each year of Gas Tax Dollars Immediately go to fund for Regional Road Maintenance
 Balance begins to build for the backlog in needed Regional Road
 Maintenance and US 50 revitalization



UOF dollars begin to build for bonding towards the US 395
 revitalization (parking improvements, undergrounding utilities, etc) &
 Alternate Truck Route Planning and Execution

6-5

'Most Heard Misunderstandings'

- The County is sitting on \$72 million.
- This plan taxes Valley residents for the sole benefit of Tahoe.
- This will go immediately towards gondolas over Kingsbury, Lake Ferry service, the V&T railway.



Countywide Connectivity

creating safer, environmentally responsible, economically vital communities



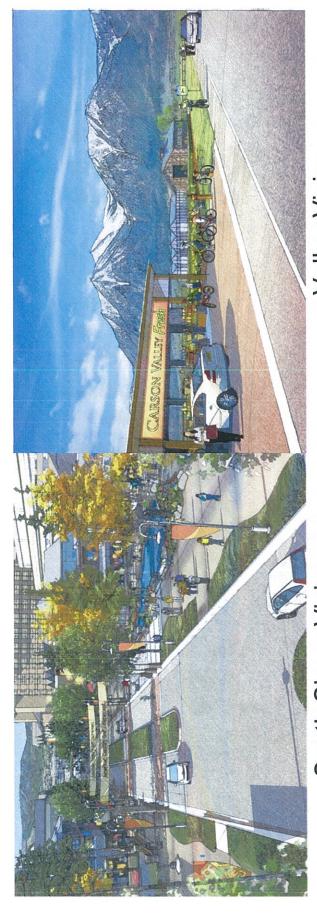
Connecting a Broader Community.

- Better quality of life for residents
- Distinctive destinations that draw more visitors
- Vibrant business districts to catalyze investment
- These are key elements of Douglas County's vision
- integrated system of good roads, trails and transit, which connect to the core facilities Fransportation improvements creating an and amenities of Valley and Lake Vital to all of them – communities.





Priorities from A Dozen Plans



South Shore Vision

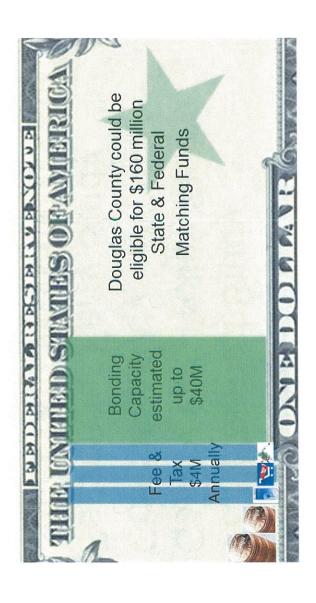
Valley Vision

Prosperity + Economic Vitality Plan + South Shore Vision + Valley Vision + Tahoe Regional Plan Update + Southern Sierra Corridor Fransportation Master Plan + Minden & Gardnerville Plans for Plan + Douglas County Bike Plan All plans unanimously approved by the County Commission & have broad community support

way and offraffic impact fee program to Transportation Element, Douglas County Bike Plan (2014), Douglas County Area Plan/TRPA (2013), CVVA Branding Study (2014), Valley Vision (2013), South Shore nd road facilities in rural and Tremendous Trails initiatives of the County Economic Vitality Plan. LTT Action 1.3: Douglas County shall continue to participate in the planning and implementation residents and visitors. TP Policy 5.24: Provide regional public transit, connecting Douglas County residents and visitors with Carson City, Washoe County and Alpine further supports the Tahoe Revitalization and the South Shore Plan. LTT Action 1.5. Douglas County shall continue to participate in the community based forum of ic funding sources to establish and maintain service. Transportation District, Douglas County shall continue to explore the feasibility and potential benefits of waterborne transit at Lake Tahoe that serves the County and 4.15 Support NDOT projects that maintain traffic flow (high speed and capacity) on U.S. Highway 395 between Minden and Carson City as identified in the U.S. 395 Precast operations in a safe Stateline Corridor/South Shore Revitalization Program. LTT Action 1.2: Douglas County shall continue to participate in efforts to complete the Nevada Stateline-totransportation within the 5.39 Develop funding Stateline Bikeway Project and other identified bicycle and multi-use trail projects within Douglas County at Lake Tahoe consistent with the Tahoe Revitalization and 4.17 Develop a truck routes plan to keep excessive through-traffic out of neighborhoods. TP Policy 5.22 Provide general public transit service to Douglas County Minden and the Carson City line, parallel to Heybourne Road. TP Policy 5.30 Evaluate the feasibility of providing rubber-tire transit service to initially serve major Ensure that future development will continue to accommodate a variety of general aviation activities. AP Goal 3: Enhance and County (California). TP Policy 5.29 Establish and preserve a transportation corridor in the vicinity of the former Virginia & Truckee railroad right-of-way between Enhance the self-sustaining capability of the Airport and ensure the financial feasibility of airport the South Shore Transportation Management Association (SS/TMA). SS/TMA plays a lead role in the development of transportation demand management and on plan of proposed Vision (2012), Lake Tahoe Basin Prosperity Plan (2011), Economic Vitality Plan (2010), Community Assessments (2009), Northern NVision (2008); Plans for facilitate soaring while maintaining and improving safety. AP Goal 4: Identify the best land use types for the landside development areas. AP Goal 5: Foster Southern Sierra Corridor Study (2007). TP Policy 4.16 Support possible bypass facilities to keep traffic moving through Minden and Gardnerville. TP Policy mechanisms to implement system-wide capacity and operational system improvements to the street and highway network. TP Policy 5.36 Develop funding Transportation Master Plan Policy 4.14 Develop a "pedestrian-friendly" U.S. Highway 395/Main Street corridor through Minden and Gardnerville. TP Policy mechanisms to maintain the existing street and highway network. TP Policy 5.37 Develop funding mechanisms to implement public transportation system Develop fundig strategies to mitigate the impact of highway construction projects and special events. Consistent projects and objectives with Douglas County Master Plan Pig Through the Tahoe , City of South Lake Tahoe, Caltrans, FHWA, Nevada State Parks, and private sector stakeholders in the planning, design and implementa date lestrian/trails system. TP Pq of transit system improvements through its representation on the Tahoe Transportation District Board of Directors. LTT Action 1.4: the ann hty sha d trans ahoe T impleme : Acco neces ordinate 5.34 Coordinate with the NDOT to implement capital and operational improvements on state facilities in a timely manner. of the M ate and pr provide hainte facilities expansi unding mechanisms to implement improvements to the bicvcle/d d and ong the Heybourne Road corridor. Identify potential pri ar vestment ehensive ands a are dev fe cont MPO and TRPA, design onomic olic and ovid omplementary development of Airport's environs. AP Goal 6: Encourage the protection of existing adopted Dou support tive of t lan, an Prosperity Minden(2008) and Gardnerville (2007) nts or s in d uality roughout ehensive 1 ational imple and efficient manor. AP Goal 2: urban settings to maintain a hig mechanisms to implement impre fund regional capacity improven transportation facility improvement improvements. TP Policy 5.3 AP Goal travel destinations as g county that me road bicycle) TP Policy 5 the Dougla rans TOO! eveld onsis

It's all about the Match!

Get the grant funds to implement 20 years of Plans



Studies Not Included for Funding

V&T Railroad Study
Canary Car Trolley Study
Gondola Study
Passenger Ferry Study

What was added?

Regional Road Maintenance

\$4 Million - Local Match







2.5% Utility Operator Fee = raises \$1.6 million

0.25% Sales Tax Infrastructure = \$.05 Fuel Tax = raises \$900,000 raises \$1.5 million

Implementation Recommendation

Туре	Rate	Effective Date	Annual Revenue
Gas Tax	5 cents	1/1/2016	\$ 900,000
Sales Tax NRS 377B.100	0.25%	1/1/2017	\$ 1.5 million
Utility Operator Fee	0.5% 1.0%* 1.0%*	1/1/2017 1/1/2019 1/1/2021	\$ 400,000 \$ 600,000 \$ 600,000
Sales Tax NRS 377A	0.5% Can be placed on future ballot		\$ 3 million

^{* 2%} repealed if .5% Sales Tax is approved by voters in future

Infrastructure Sales Tax

What would be the impact on consumers?

\$1.72 per month – per individual consumer

Current comparable data

- Washoe County: 7.725% sales tax rate
- Carson City: 7.6% sales tax rate
- Lyon County: 7.1% sales tax rate
- Douglas County: 7.1% sales tax rate

Washoe 7.725%





Ranchos Connectivity Path



of 11,000 Gardnerville Rancho residents can safely walk or ride a bike to Town or the Community Center

US 395/Main Street Revitalization



800 Multi-Axel Trucks

- Per day on US 395 in 2014
- NDoT projects northbound truck traffic from LA will double by 2030

Funding Source/Project Estimates

Sales Tax

Ranchos Connectivity Path (\$4M/\$800K)

US 395 / Main Street Revitalization & Alternate Truck Route

(\$75M/\$15M)

Martin Slough Trail: Toler to Lampe Park \$300K/\$60K)

Stateline Bikeway: Round Hill-Zephyr (\$6M/\$1.2M)

Trail-to-Rail: Minden-Genoa (\$4M/\$800K)

Pony Express Trail: Upper Portion (\$500K/\$100K)

Gas Tax

Current comparable data

11 of 17 counties in Nevada have implemented the full \$0.09 per gallon

Washoe County: collects
 \$0.3248 per gallon
 (higher due to indexing)

Carson City & Lyon County: collects \$0.09 per gallon Douglas County: collects \$0.04 per gallon

What would be the impact on consumers?

– \$4.00 per household per month

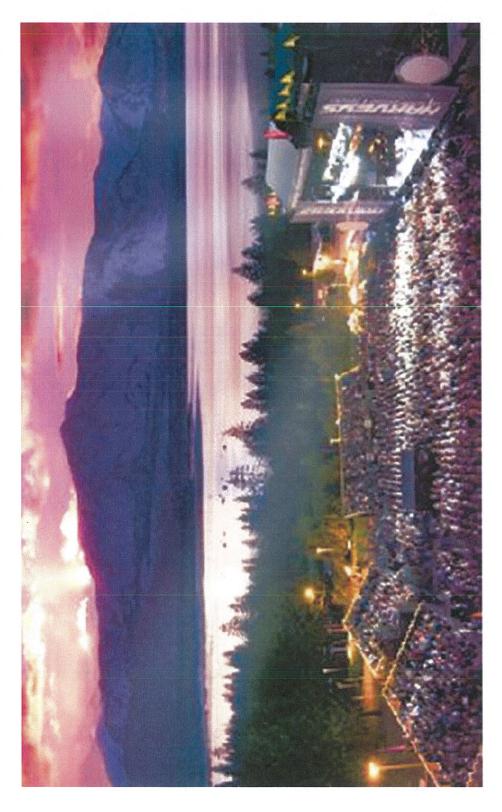








US 50/South Shore Revitalization



Top 10 Worldwide Destination

- 2.7 Annual Visitors South Shore
- Spending \$1.2 billion annually
- Staying 4.6 nights average
- \$371 million on food/beverage/retail

Regional Road Maintenance

Pavement Preservation & Replacement

\$400,000 Annually

Increases to \$600,000+ in 2021

Fully funds Regional Roads Maintenance needs

Funding Source/Project Estimates

Gas Tax

US 50 / South Shore Revitalization (\$25M/\$5M) Regional Road Maintenance (\$400K Annually)* Projects shown as total estimated cost/match.

* Added as a use for Gas Tax revenues.

What would be the impact on consumers?

Average residential impact of 1% on electricity bill = approximately \$12 per year (\$1 per month); 0.5% on natural gas bill = \$4.56 per year (\$0.38 per month)

Current comparable data

- Douglas County: 2.5% on natural gas*, electricity and telecom
- Carson City, Lyon County & Washoe County: 5% on natural gas, electricity and telecom

*increase on natural gas bill limited to 0.5%







Electricity



Funding Source/Project Estimates

Utility Operator Fee

Regional Transit: (\$5M/\$1M Annually)

Main Street Revitalization components: parking & undergrounding utilities

Most Teard Vths

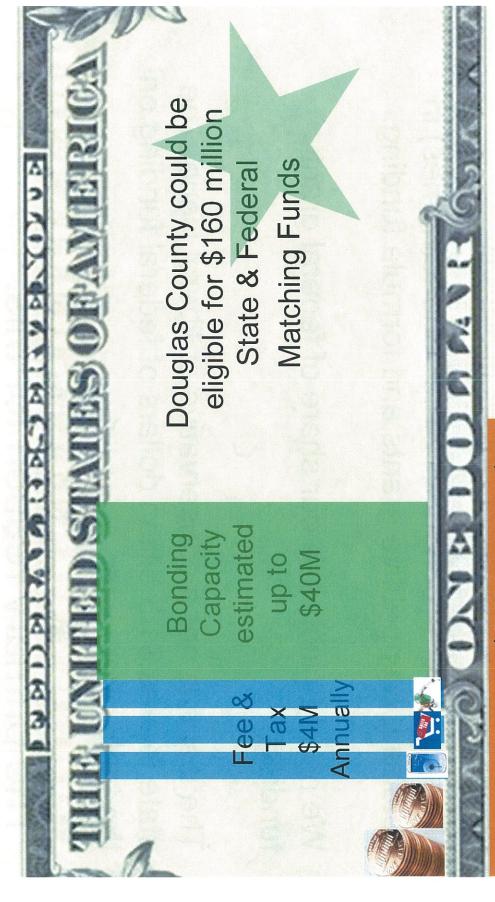
- The County is sitting on \$72 million
- The Plan taxes Valley residents to benefit Tahoe
- Funds from new taxes go immediately to build the Gondola, V&T Railroad and Lake Ferry

Average Household*? What does it Cost the

- Less than \$12 per month
- \$4 in Gas Tax
- \$4.25 in Sales Tax
- \$3.66 in Utility Operator Fees
- Phased in over six years

*Average Household estimates – 2.5 persons & 2 vehicles

Matching Funds Calculator



Locals pay approx. \$0.16 cents per day Visitors pay approx. \$0.07 cents per day

Competing for Federal Grant Dollars in Nevada

- Nevada is 53rd (behind all states and territories) in obtaining competitive grants and formula funding.
- We need to increase our share of federal grant funding.
- state leaves \$1.5 billion dollars of federal funding on The issue is not a conservative or liberal issue. The the table every year. 0
- Lack of Local Match Requirement The primary reason for this:

0

Description: The Municipality of Guaynabo will CIS) in and around the San Juan, Puerto Rico infrastructure of CIS. The project will re-assign traffic flows, add ramps, create a roundabout, rehabilitate the Caparra Interchange System area by making significant improvements to integral portion of road and pedestrian and make improvements to pedestrian Grant Amount: \$10,000,000 Caparra Interchange Mode: FHWA American Falls, Idaho will transform five blocks in the downtown area to complete streets that Description: This rural project in the City of lighting, art, and streetscape planting, while sidewalks, designate bike lanes, add trees motorists, and public transportation. The project will narrow travel lanes, widen accommodate pedestrians, bicyclists, making sidewalks ADA compliant. roundabout at a congested and unsafe intersection. A signal light will also be added at a second congested and unsafe intersection. The project will also add transit pull-out lanes and bus shelters to 17 of the 18 existing transit. parking, a landscape buffer zone, and install a Complete Street Initiative will rebuild a 35-ye old, 2.44 mile collector street, and add sidewalke, bike lanes, bus shelters, bike Woodside Boulevard Complete Street Mode: FHWA Grant Amount: \$3,500,000

City of American Falls Complete Streets

Mode: FHWA Grant Amount: \$2,300,000

Projects Map

are Paying for Roads & Complete Streets in Puerto Rico... Everywhere Else Douglas County Residents Rural Idaho...



Let's Keep Our \$\$\$ In Douglas County
To Be More Competitive AND Have A Quality Community

US 395 Main Street Revitalization & Alt Truck Route

- \$80M private investment in Main St. Vision
- \$397M Currently 9 phases planned to widen 395 & 88 = and doesn't solve anything!
- 6000 daily commuters from Douglas to Carson & Washoe
- 24 min. ave. today could increase productivity &/or family

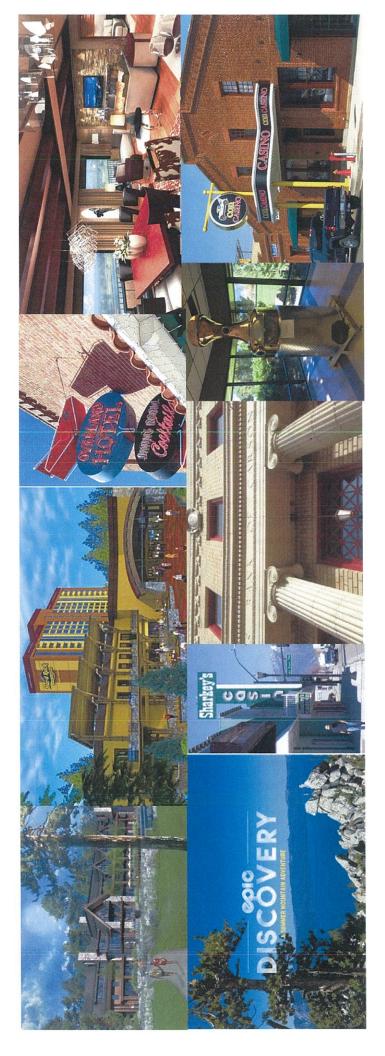
Community Benefit/ROI from Projects

Ranchos Connectivity Path

- 11,000 residents of Gardnerville could get to town without a car
- 965 of 1,400 "wouldn't try it on a bet or at all" Record-Courier poll
- Will connect to Martin Slough Trail Phase I & II
- Pedestrians & Bicyclists will be able to connect from Minden to the Gardnerville Ranchos

Community Benefit/ROI from Projects

Private Investment



\$400,000,000

provided to implement decades These funding options are Douglas County's legacy, of planning to construct projects that will be

"Creating a Community to Match the Scenery"

Gardnerville Town Board AGENDA ACTION SHEET



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



Main Street Gardnerville's Program Manager Report Gardnerville Town Board Meeting, September 1, 2015

- Dorette Caldana, a long-time MSG Board Member, will be resigning her position in October. Her resignation letter and press release announcement are both attached to my report. We are currently accepting applications for her position to fulfill her term through June 30, 2016.
- Benches:
 - Roger Sandmeier's memorial bench has been installed near the entrance to the Masons building. A bench dedication is being planned for the near future.
 - o Another bench is being ordered, location yet to be determined.
- Mural status. Preparing paperwork to submit it for the next Planning Commission Meeting for mounting on the Masons Building.
- Committee Chair Training was done on August 19th.
- 6th Grade Science Students from CVMS recently visited our Heritage Park Gardens project with their teacher, who then dropped off 58 "Thank You" cards that are included in my report.
- Memberships
- We currently have close to 70 memberships/sponsorships. Our Organization and District Vitality Committees are both working on ways to increase our memberships/sponsorships... from Businesses and Residents.
- Nevada Volunteers is conducting a one-day Northern Nevada Volunteer Engagement Training 101
 course in Reno on Tuesday, September 29. Learn effective ways to recruit and engage volunteers for
 events or for on-going volunteer support. Get resources and best practice information that lend
 professionalism to your work.

Upcoming events and dates:

- "Thirsty Third Thursday" Wine Walk, September 17th
- "Heritage Park Gardens Fall Festival", October 3rd
- "Slaughterhouse Lane Coffin Races", October 10th
- "Earlier than the Bird" Retail Event, November 21st
- "Small Business Saturday" Retail Event in conjunction with the CVCC & Main Street Minden, November 28th
- "Carson Valley Christmas Kickoff", in conjunction with the Town, on December 3rd
- "Parade of Lights" announcing stand, in conjunction with the Town, on December 5th
- "New Year's Eve Candlelight Labyrinth Walk, December 31st



July 13, 2015

Main Street Gardnerville 1407 Hwy. 395 North Gardnerville, NV 89410

Dear Linda,

Please accept this letter as my resignation from the Main Street Board of Directors. I will be willing to serve through October 20, 2015 of this year.

My resignation is based on the fact that we will be moving to another area and I will no longer be able to provide volunteer services to the organization.

Please know it has been a pleasure to work with each of the board members, program manager, town manager, and volunteers. I have valued the opportunity to become involved in this community. Unfortunately, this will no longer be possible.

Thanks to each of you who have provided guidance and direction during my time on the board as well as in my volunteer endeavors.

I wish MSG continued success in the future.

Respectfully,

Dorette L. Caldana Board of Directors



Press Release: Main Street Gardnerville is Currently Accepting Applications to Fill Board

Vacancy

Release Date: Immediate release, August 24, 2015

Contact: Paula Lochridge, Program Manager

Phone: 775.782.8027

Ph: 775.782.8027

E-Mail: plochridge@mainstreetgardnerville.org

The Main Street Gardnerville Board of Directors will have a vacancy to fill in October when long time Board Member Dorette Caldana retires her seat. The Main Street Board is currently seeking candidates to fill this upcoming vacancy. For this particular vacancy, the candidate can be from either inside or outside the Main Street Gardnerville District.

The person chosen will serve until June 30, 2016, at which point a request can be made to remain on the Board for a three year term.

Applications will be accepted until October 14, 2015. Applications should be sent to Main Street Gardnerville, 1407 Hwy 395 N, Gardnerville, NV 89410. Board applications are available both at the Main Street Gardnerville offices and on line at www.mainstreetgardnerville.org.

Applications will be reviewed and a recommendation of appointment will be made by the Main Street Gardnerville Board of Directors at their regularly scheduled meeting on Tuesday, October 20, 2015 at 6 pm. All applicants are encouraged to attend if their schedule permits.

The Main Street Four-Point Approach is based on simultaneous work in the areas of Organization, Promotion, Design, and District Vitality, with emphasis on grass roots volunteerism and public participation. Main Street Gardnerville is a community based self-help program partnering with various members of the community to revitalize the downtown. Even though Main Street Gardnerville focuses strictly on the downtown district, the program benefits the entire community and surrounding areas.

The Main Street Gardnerville Board of Directors meets the third Tuesday of each month at 6:00 p.m. in the Gardnerville Town Hall, 1407 Highway 395. The public is always invited and encouraged to attend. For further information, call 775.782.8027.

Main Street Gardnerville, the longest running Main Street Program in Nevada, is a 501(c)6 non-profit corporation and an equal opportunity provider and employer.

Main Street Gardnerville 1407 Main Street, Gardnerville, NV 89410

To all those who have made the community garden,
I took my Genge science classes from cuns to the garden.
Thank you for your time reflort in creating the garden. We garden. We garden. We garden. We garden. Linda Rogers

Dear, Town of Gardnerwise

Than k You for

Cleating the Gardner S

Forus the Gardner

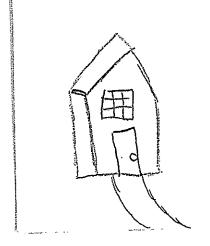
Pretty. I love the

little house you Since lely

Put in it.

the town of Gardmerville, I thing allow the color sound of the control of the con

9



Dear town of Gardnerville.

Thank you for filling in the amazing, beautiful, autesome Garden for US.

Charden for US.

Cove.

Amianna.

Dear Town of Guidnerville,
Thank you for your
beautiful commun to
garden I eadly apprecials
the garden its pretty.



-Ashlow

Dear Town of Gardnerville,
Thank you for making the community
sarden it was really fun and cool.

I also really liked the maze !

Thank you for makeing the maze !

Jarolin 118, maze it means a lot

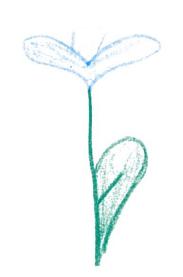
From David



Thank you,

Community of Gardnerville for making the garden gazels and moze hext.

Her tage Park. The gurden was bear and the small, and the fing pions faute and the small, and the plants that were in the garden is the plants that were in the garden in the plants that were in the garden in the plants the beautiful garden, garden







To the people of Gardner ville we went an visited the gared you have pouched its a lot of work and I can't believe I would do that So here a drawing to Prove I love the garden this is how it looks in My Eyes Sincerly, Anastasia

for making it so Pretty you guys did a wonderful job on Gardnerville, tappreciate it because if you guysnever would of dore this Gardner ville would of never been this pretty as it is right now, Thank you for everything you did. Sinceriy Addison Thank you people of the Town of Gardner Ville who planted all the flowers. I also enjoyed the maze and the working paths, in the garden so the flowers doint get steped on. Last, I would like to thank you for the gazebo, its ca wonderful start before you get into the garden,

From Hunter



Thank you guys so much I really enjoyed the beatuful garden because I think that wo s very creative that you guys made the carinice little house and every without things that you guys next from: lately

xxxmmnnvvvvvvvvaandovvrusushvaandovvanushvaa

Dear, Town of Gardnerville
Thank you for the community
garden we appreciate
it alot and We know
Thanks again, Kare,

To the Town of Gardnerville, I like the garden is pretty and I know your work so band I hope & keep working hald.

B

Charrie yours truly Michelle

to the town of Granderville, we appreciate all the hard work that you put in to the hard work work to the Granden, we really like the maze the picnic table are really nice

From, Jeverny

Thank You, Town of Gadner ville for the wonderfal Community Garden. My favorite was the gazebo. I like calling out the names of all the Plants. Thank You for everything.

Sincelly, Alona

Dear Town of gardner ville,
Your Time and Effect to
Make the committy garden
Better. "

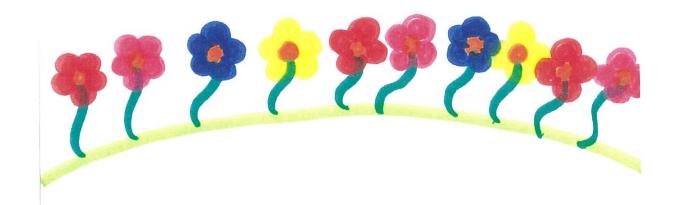
From, Ricky

Our 6th grade class went to your garden. It was but ful and I loved it.

Mason

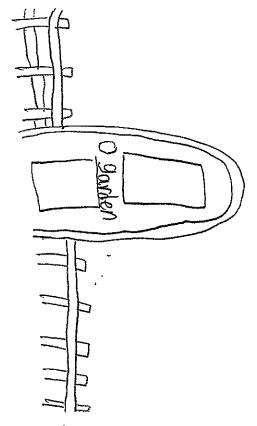
Dear Town of Gardnerville,

Today Our class from CVMS went to the Garden that everyone helped plant around the Community. I wanted to thank everyone that helped make the garden So nice for the Community. Thank you so much for spending the time to plant all the plants and to buy the other accessories for the garden to look nice. Thank you



Thank you Town of gardens. The gardens are beutiful! I enjoyed walking on the lature walk. We saw a gardner snot stall Thanks again!

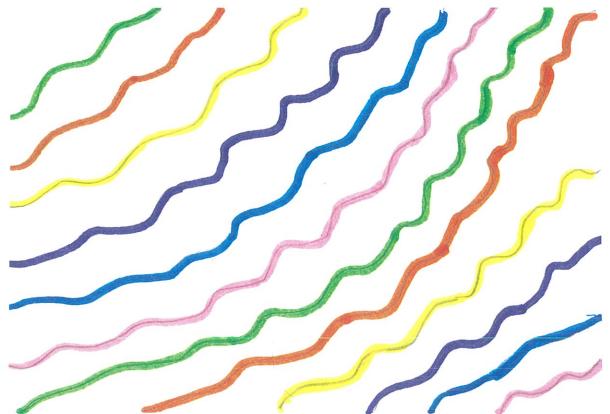
your Friend, Julianne



Dear Gardner Ville,

Thank you so much for the astounding work you have done on the wonderful comunity garden. CVMS is a great school that would love to thank you for the garden.

from, Taylor



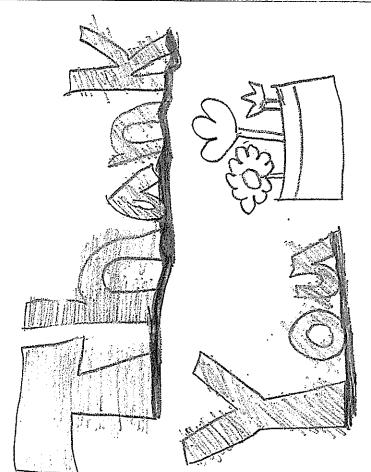
Dear Town Gardnerville, Thank you For the Community garden, the Plants are really pretty I really enjoyed it. The pichic tables were really pretty were thankful For of all the thinks you have done

Thankyou o

the community a great place! I really and the garden next to Coill's and Chickesters. I really like the coill's and Chickesters. I really Premier table. I really enjoyed nature walk today. Thank your all today. Thank your all

gardon. I love the plan and
the gazeno and the maze thank

To the town Of Gardenery 2/16.

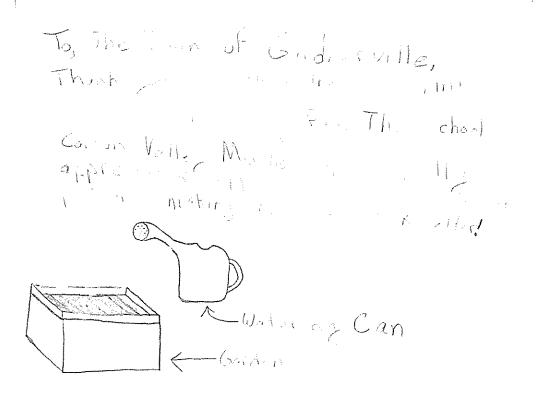


the gentler class saw The good ben't I apprie the good people for making erting Me and my to man name is

My 6th grade class and I has went to the openden and had the best time I talso looks surgically mark

Sincirily Long Thank You Town of Gar erville for making a maze. Also, the community dawlan 15 very amazing the because You made Pichic tables, and the Plats The Cronelo is very interesting.

Sincerly Joaquin



Dear the town of Gardnerwille,
thankyou so much for maining the
Condinerwille Community Garden! I
Four have make such a more Soinch
it as bear ful as it is not in more

Signed

Large

the the Bardriff Community of the common to the common to

7-Brooke

Town of Gordnerville

I think your garden is beautiful

Dear the Town of Grandner Ville,

the painted rocks at the end of and very Joy Ful. I Love the painted rooks you guys made I thought the moze 1 hope you gry make the Maze was awesome I Love Love, Makaylung Non K WAS

TONE BENEFIC MEDE RIT POSE they do not have the flowers. REST MOCE I HANNY IT IS SO through box for the garden You Dear Town or Conductivity The feet inappy that our town Lorses for U.E., and 'now they Thank you community gorden For the Mazergazebow, Flowers, Berches. I think the community gorden is Supper cool Because it allows others togo to further their imagination and relax.

From: Vinson

Thank you the community of Gardnerville for making the beautifugarden for our public to visit. Our GAR grade class really enjoyed it.

Hom, Isauc

Deat Town of Gardnerville,

Their you for your joyen garden and the maze was for to go in. You grew benefitul plants and an Ou you get a lot of blooms every week? Great work on putting plants in the blue car. You had a big Thank

You! From.

Roland

Dear town of Gardnerville.

Oard on for the cummunity. We appriciate what you all have done, I loved regitable garden. I also like the little do because some kids love gardening.

From Your Friend goon ",

Dear Gardnerville

It is really great how you made the the Garden and how you allowed people to put staff in there like the maze, the Gazebo. I know this Garden is there because I went there with my sixth grade class. You guys are doing a great Job doing your jab!

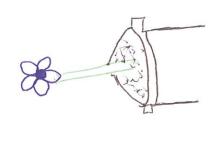
Dear, Rannin

<u>Jardnerville</u>

Dear Town of Gardnerville, 8/18/15

Today, 6th graders, from CVMS,
went to the Community
Garden. We want to thank
Gardnerville for going there and creating
the Community Garden so
perfectly. Garnerville did a great
job!
Thank you,
CUMS 6th grader,
Daylee

TO THE TOWN OF GAINGINITY IN OUR TO SEC THE GANDON I WOUND LOVE TO SEE YOU GAN den COSAIN AND I'M BIAD THAT



Thenkyon town De Joseph Porties, godelo jourto We lot fun on our not so Much fun on our nothine

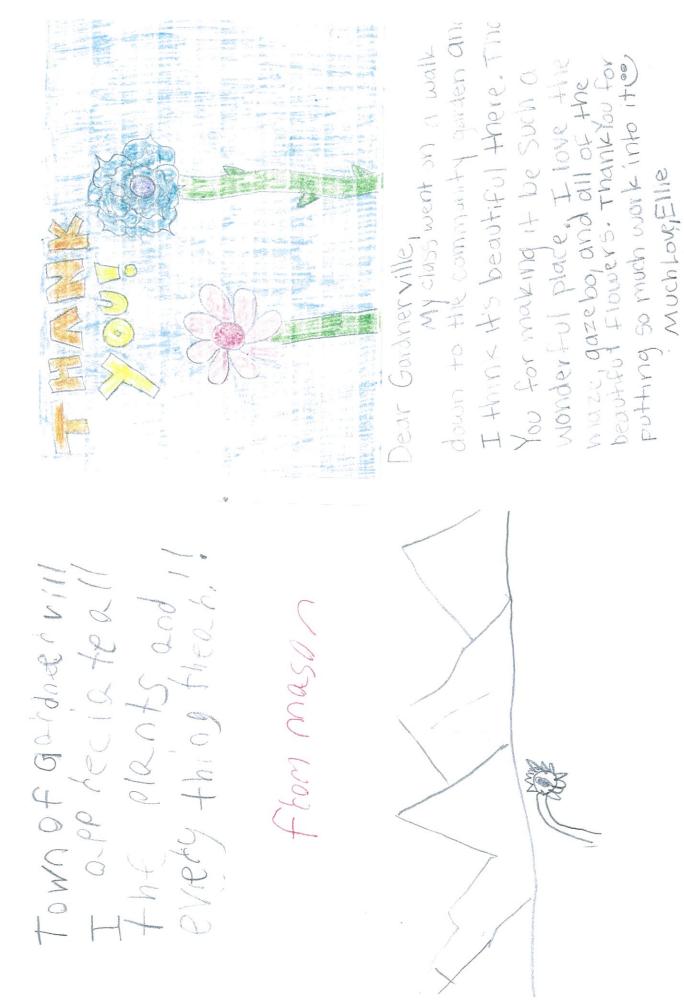




The beautiful flowers. I can out it into the intention of the hasing they are all the because of the that because I've that he has in the How

To the town of Glaranceruils,
Thank you for making the
Community garden beautiful.
I can tell town have spent alot of
time on it The Mace is amazing
and the plants were so beautified.
From



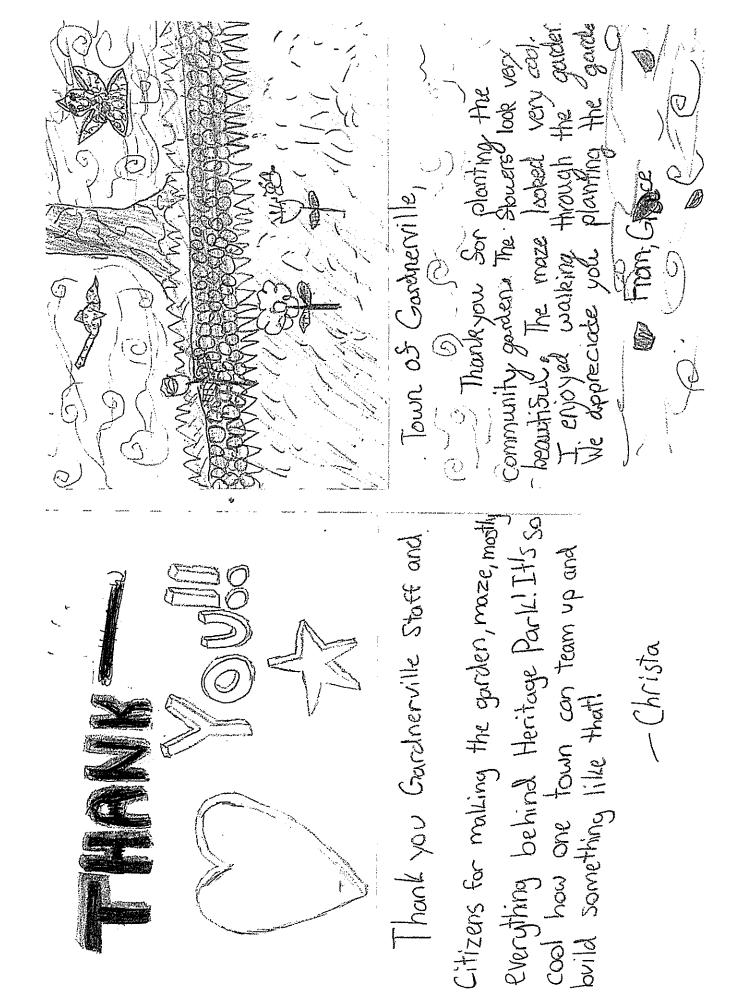


To the town of Gardnerville

You have a very worder full garden.

Magnificent?

Town of GardnervilleThank you so much for having the
Outstanding Community Golden. I
didn't even hinow about it until
Andrew walk. The golden took us on
a nature walk. The golden took ween
a nature walk. The golden took ween
start to Gam space! - Campbell



Me and my class gardin.

Went to the community 2 of den today, and There were plants & everywere and I. Know how hos it is to make gardins, thank you so much From: Logan creating a nice community on the san treating a nice community have to monder that there say and I have how want to so again and I have

Thank you for helping add to the Community Garden. There have looks for the garden Lots in Of Recopte enjoy this community

Dear Town of Gardnerville Thank you for building all the structures and I really enjoyed it.

From Ryan

Thank you town of Gardner ville for letting Us see your bautiful garde Allso thank you for spen all thoughts hows on It to

Sardnerville, for the garden. It looks Great.

from steven

Dear town of Gardner ville I had gorzat Fine on my Nature walk than by you for building the community samp They Mrs So. Much S MIShow My Family

Town of Gardnerville, 8/18/15

You did a beautiful Job

On the Kid's garden I just

have a lifeady made so many

friends. I know I will love the hope that the Alphabet garden

Is amazingi - Cydney

Thank You. Town of Gardmar will for making the Garden. I really the the mise

Your Good, Grage K.

My class are 2 went to the Community like Saiden I reculy like.

My grand marker the protocology in a post of not marker.

Gardnerville Town Board AGENDA ACTION SHEET



1.	For Possible Action: Review, discussion, and input on the locational requirements and associated regulations for photovoltaic solar facilities in Douglas County, presentation by Hope Sullivan, Planning Manager, Douglas County Community Development and Cynthia Gregory, Deputy District Attorney, Douglas County District Attorney's Office; with public comment prior to Board action.			
 Recommended Motion: Make motion if needed from Board discrete recommending any proposed changes to the existing requirements. Print input to County Staff on the topic. 				
	Funds Available: Yes N/A			
3.	Department: Administration			
4.	Prepared by: Tom Dallaire			
5.	Meeting Date: September 1, 2015 Time Requested: 20 minutes			
6.	Agenda: □Consent			
or (util loca opp	ckground Information : This is a utility type facility that will be located outside the Town Gardnerville boundary. There is not enough service area located within the town to house a ity solar project. There have been two proposed projects within the valley and both were ated on RA-5 and A-19 zoned property. Both allowed per county code, yet people were posed to the proposed projects. County staff is searching for direction and input from the win board to see what your thoughts and suggestions are.			
See	e the attached MEMO from Hope Sullivan			
7.	Other Agency Review of Action: Douglas County			
3.	Board Action:			
	□ Approved □ Approved with Modifications □ Continued			

<u>MEMO</u>

TO: TOM DALLAIRE, GARDNERVILLE TOWN MANAGER

JENIFER DAVIDSON, MINDEN TOWN MANAGER

PHIL RITGER, GENOA TOWN MANAGER

FROM: HOPE SULLIVAN, DOUGLAS COUNTY PLANNING MANAGER

DATE: AUGUST 24, 2015

RE: PV SOLAR MORATORIUM

I have prepared this memo to provide a framework and background in advance of presenting to the Town Board. I hope you find it helpful.

On September 4, 2014, the Board of County Commissioners adopted Ordinance 2014-1416, making provisions for a Solar Photovoltaic Facility as a primary use subject to a Special Use Permit in the following zoning districts:

A19 (Agricultural minimum 19 acres)

FR19 and FR40 (Forest and Range 19 & 40 minimum acres respectively),

LI (Light Industrial)

PF (Public Facilities)

RA5 and RA10 (Rural Agricultural five acre minimum and ten acre minimum)

The Ordinance also mandated the following supplemental standards. Note the standards are intended to address visual impacts of the facilities.

20.664.260 Solar Photovoltaic Facility

A Solar Photovoltaic Facility as a principal use of land must meet the following standards:

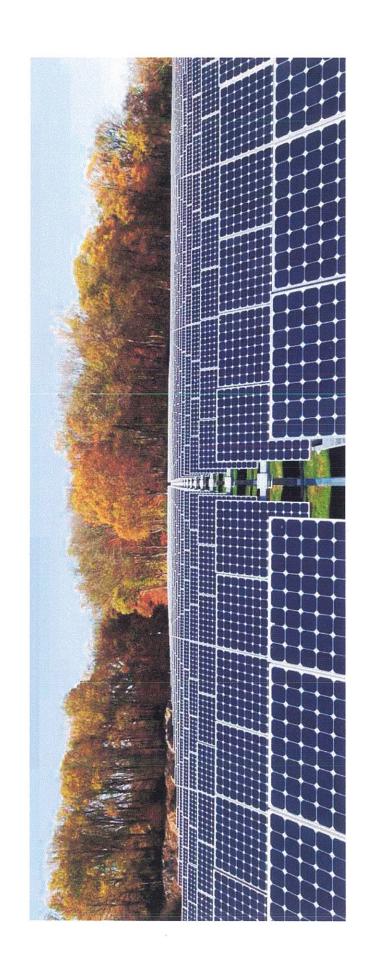
- A. The height of the solar photovoltaic unit may not exceed a height of 15 feet when measured from pre-development grade.
- B. The solar photovoltaic units must be setback a minimum of 100 feet from any lots adjacent to the subject property that are zoned residential.
- C. The facility must comply with all Federal Aviation Administration requirements as applicable.
- D. The site may not be illuminated at night with the exception of safety lighting required by the Uniform Building Code in effect at the time of construction.
- E. Metal surfaces that are shiny must be painted with a non-glossy, earth tone color paint to blend with the desert landscape.
- F. Solar photovoltaic units must utilize a film that is not reflective.
- G. A fee to cover the cost of inspections associated with property maintenance must be paid at the time of building permit issuance.
- H. If the facility is not used for 180 days to generate electricity, the system must be removed and the property restored to its original condition within 120 days. In accordance with the provisions of Section 20.720 of this Chapter, a security to ensure compliance with the terms of this requirement shall be posted at the time of building permit along with photographs of the site. The security will be released upon completion of the site restoration.
- I. This minimum acreage to establish this use is 160 acres. The acreage may be comprised of contiguous properties, but may NOT be comprised of non-contiguous properties.

Since adopt of Ordinance 2014-1416, there have been two applications for Special Use Permits for Solar Photovoltaic facilities as a primary use. Both applications were appealed to the Board of County Commissioners, and both applications were denied.

On June 4, 2015, the Board adopted Ordinance 2015-1436, placing a temporary moratorium on Solar Photovoltaic Facilities as a primary use. The intent of the moratorium is to provide the County with a reasonable amount of time to evaluate the existing regulations and consider the public health, safety, and general welfare of the residents and citizens of the County.

During the moratorium period, County staff is reaching out to various elected bodies and community groups to provide an overview of the existing regulations, the temporary moratorium, and to solicit input as to locational criteria and supplemental standards that should be considered when considering the establishment of a Solar Photovoltaic Facility.

LOCATIONAL AND SUPPLEMENTAL CRITERIA FOR UTILITY SCALE PHOTOVOLTAIC SOLAR FACILITIES



BACKGROUND

- September 4, 2014: Board adopts Ordinance 2014-1416 creating regulations for Utility Scale Solar Facilities.
- denial of a Special Use Permit for a Utility Scale Solar Facility March 5, 2015: Board upholds the Planning Commission's on East Valley Road (zoning RA5).
- June 4, 2015: Board adopts Ordinance 2015-1436 placing a temporary moratorium on Utility Scale Solar Facilities.
- July 7, 2015: Board overturns the Planning Commission's approval of a Special Use Permit for a Utility Scale Solar Facility on Muller Lane (zoning A19).

REGULATIONS IN SURROUNDING COMMUNITIES

- Carson City: Use considered a "utility substation," allowed in all zoning districts with a SUP.
- Placement on peaks or ridgelines to be avoided, may not interfere Churchill County: Use considered a "Renewable Energy Facility," allowed with SUP in rural, ag, and industrial zoning districts. with communication systems, other requirements.
- Lyon County: No adopted regulations for PV Solar.
- Pershing County: Use considered "Energy Production," allowed with a SUP in rural, ag, and industrial zoning districts. No supplemental standards.
- Storey County: No adopted regulations for PV Solar.
- Washoe County: No adopted regulations for PV Solar.

DOUGLAS COUNTY REGULATIONS 1

principle use in the following zoning districts with a Photovoltaic Solar Facilities are allowed as a Special Use Permit.

A-19 (Agricultural 19)

FR-19 and FR-40 (Forest and Range)

LI (Light Industrial)

PF (Public Facilities)

RA-5 and RA-10 (Rural Agricultural five acre minimum and ten acre minimum)

DOUGLAS COUNTY REGULATIONS 2

SUPPLEMENTAL STANDARDS

- The height of the solar photovoltaic unit may not exceed a height of 15 feet when measured from predevelopment grade.
- The solar photovoltaic units must be setback a minimum of 100 feet from any lots adjacent to the subject property that are zoned residential 7
- The facility must comply with all Federal Aviation Administration requirements as applicable. က
- The site may not be illuminated at night with the exception of safety lighting required by the Uniform Building Code in effect at the time of construction.
- Metal surfaces that are shiny must be painted with a non-glossy, earth tone color paint to blend with the desert landscape. Ŋ.
- 6. Solar photovoltaic units must utilize a film that is not reflective.
- A fee to cover the cost of inspections associated with property maintenance must be paid at the time of building permit issuance.
- 20.720 of this Chapter, a security to ensure compliance with the terms of this requirement shall be posted property restored to its original condition within 120 days. In accordance with the provisions of Section at the time of building permit along with photographs of the site. The security will be released upon If the facility is not used for 180 days to generate electricity, the system must be removed and the completion of the site restoration. ∞
- Except in the LI zoning district, the minimum acreage to establish this use is 160 acres. The acreage may be comprised of contiguous properties, but may NOT be comprised of non-contiguous properties. ത്

MASTER PLAN LAND USE & INTENT

- Forest & Range: To maintain the resource and open space use and value of
- Irrigated Ag: To recognize areas of irrigated agricultural land use which are anticipated and encouraged to remain in this use in the future.
- Commercial: A wide range of commercial activities as well as mixed-use development to accommodate both residential and non-residential development.
- Industrial: Locations for existing and future industrial uses, including office, warehousing, manufacturing, and assembly uses.
- Community Facilities: Public and quasi-public uses are included in this designation.
- Recreation: Locations for private recreation uses and recreation oriented facilities.

MASTER PLAN LAND USE & INTENT

(2 of 2)

- Single Family Residential: To promote infill development and development on underutilized parcels.
- projects that can encourage downtown revitalization and realize Multi-Family Residential: Provides opportunities for mixed-use efficiencies n the utilization of public services and facilities.
- Single Family Estates: Land use designation used in rural areas and, to a small extent, in the periphery of urban areas.
- Rural Residential: Rural in character, but larger lot sizes than found in the Single-Family Estates.
- Future Development & Receiving Areas: Provides opportunities for expansion of each Community Plan Area at urban densities.

Impacts

From the Churchill County ordinance

- review, impact on critical communication, impacts on water resources (surface hydrology and aquifers), odor control, general environmental and biological overall impact on the surrounding environment. Studies may include noise May require addition studies and assessments to determine the project's impacts, air quality, and lighting.
- Assess impacts to the environment and community including, but not limited to, aquifers, wildlife, habitat, and cultural resources.
- Reserve the right to request information for an environmental impact statement.
- Traffic impacts.
- Screening plan.
- Grading / slope stability / stormwater management.
- Fire and emergency protection plan.
- Lighting plan.
- · Closure, removal, and post closure plan.

SUGGESTIONS / THOUGHTS

- 1. Using the Master Plan land use designations, where is it appropriate to place utility scale photovoltaic solar facilities?
- 2. What impacts should the County look at when considering these facilities?
- 3. What supplemental standards should the County have in place given the impacts?

Gardnerville Town Board

AGENDA ACTION SHEET



1. For Possible Action: Approve, approve with modifications, or deny a request by Jenuane Communities, the Ranch LLC, on Land Division Application (LDA 15-020) to divide 2.91 acres into 41 condominium units and one (1) common area parcel, located on multifamily residential (MFR) zoned property within the Minden Gardnerville Community Plan (APN 1320-33-210-069); with public comment prior to Board action.

	comment prior to Board action.
2.	Recommended Motion: To approve the Land Division Application LDA 15-020 to divide the 2.91 acres into 41 condominium units and one common area parcel.
	Funds Available: ☐ Yes
3.	Department: Administration
4.	Prepared by: Tom Dallaire
5.	Meeting Date: September 1, 2015 Time Requested: 30 minutes
6.	Agenda: ☐ Consent ☐ Administrative
wirde co wa pre su be cre ste co su su pre su be	It was then sent back to the planning commission to repeal the cision based on information from a resident of the Ranch. It was not changed, planning mmission approved the project. The appeal was sought at the county commissioners and as denied holding the approval at the planning commission. Last month county staff esented the changes that were made to obtain the planning commission approval. This believes that were made to obtain the planning commission approval. This believes holding to create individual condo units within the project. This has en done on numerous properties within the town. All the buildings on El Dorado have eated condo units for ownership or rental. With the design review approved, this is the next ep in the year long process for this developer. NRS chapter 116 allows for the creation of the ndo units. There is not very much information in the County Code to either support or not poport this process and it is allowed by the State of Nevada.
7.	Other Agency Review of Action: ✓ Douglas County ✓ N/A
3.	Board Action: Approved Denied Approved with Modifications Continued



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

MEMORANDUM

Date: August 26, 2015

To: Gardnerville Town Board

From: Tom Dallaire, P.E., Town of Gardnerville

Subject: LDA 15-020 Tentative Subdivision Map; Esplanade at the Ranch at

Gardnerville Multi Family Project; APN:1320-33-210-069

I. TITLE:

Approve, approve with modifications, or deny a request by Jenuane Communities, the Ranch LLC, on Land Division Application (LDA 15-020) to divide 2.91 acres into 41 condominium units and one (1) common area parcel, located on multifamily residential (MFR) zoned property within the Minden Gardnerville Community Plan (APN 1320-33-210-069)

II. RECOMMENDATION

Staff recommends to the Gardnerville Town Board to Approve tentative subdivision map LDA 15-020, Esplanade at the Ranch at Gardnerville based on the findings, conditions, and conclusions in the staff report.

III. FINDINGS AND BACKGROUND INFORMATION.

A similar product called the The Ashland Park development was approved back in November 2005, which consisted of multi family product with 258 units on 50 parcels. What is being proposed today on this application is a similar plan and has always been the plan of the developer to create condominium units.

The project current plan as proposed in the Design Review process was approved, the next step in the year long process for this developer is to file the tentative map indicating the proposed condo units. NRS chapter 116 allows for the creation of the Condo units. There is not very much information in the County Code to either support or not support this process (see the code section at the end of this report). The State of Nevada allows this process to happen. NRS 116.027 defines "Condominium" means a common-interest community in which portions of the real estate are designated for separate ownership and the remainder of the real estate is designated for common ownership solely by the owners of those portions. A common-interest community is not a condominium unless the undivided interests in the common elements are vested in the units' owners.



IV. STAFF CONDITIONS:

The following are the conditions identified by staff;

- The Town will not accept dedication of and maintenance of neighborhood monument signs and fences, or street or sidewalk infrastructure, so a Unit-Owners association will need to be created of property owners for maintenance of the common area grounds in accordance with NRS Chapter 116 Article 3.
- 2. Storm drain facilities proposed are required to be maintained privately, including but not limited to storm water treatment devices, piping, catch basins, and retention/detention ponds, that will convey runoff into Town maintained storm drain system shall have a maintenance and operations plan reviewed and approved by the town. Applicant is required to submit such plan before improvement plans will be approved. Adequate funding for perpetual maintenance of such facilities must be demonstrated.
- 3. If the overflow from the proposed pond will be placed over the existing 12' wide maintenance and access path for the channel, a concrete overflow and ramp from the path shall be accessible to maintenance vehicles shall be provided, rip rap reinforcing will be required at the overflow to protect the maintenance access and installed as a protective measure in the newly constructed channel.
- 4. The following Standard Town Conditions of Approval shall apply:
 - a. All administrative, engineering, or legal fees incurred by the Town in connection with reviewing the project shall be reimbursed and paid to the Town.
 - b. Improvement plans shall be reviewed and approved by the Town's engineer.
 - c. Construction runoff and dewatering practices shall be in accordance with the appropriate permits obtained from the Nevada Division of Environmental Protection. Discharge into existing Town storm drain systems will only be allowed upon written approval from the Town, and will be subject to discharge quality and storm drain cleaning requirements as set forth by the Town.
 - d. Maintenance plans and level of service for landscape areas proposed for care by a homeowner's association are required to be submitted for review and approval by the Town Board, who will either recommend approval or denial to the Board of County Commissioners of the maintenance plan.
 - e. Any damage to the Town's existing infrastructure, including, but not limited to, streets, curb and gutter, sidewalks, or drainage systems caused by the development of the project shall be repaired or replaced by the developer.

NOTE's from Board Meeting on conditions and modifying any conditions:



Relevant code sections:

NRS 116

Title 20 Consolidated Development Code 20.656 Residential Districts

20.656.010 Residential district development standards (Table)

20.656.020 Permitted, development permitted, and special use permit uses (Table)

20.656.010 Residential district development standards (Table)

- 1. See chapter 20.664 for accessory dwelling and accessory structure requirements.
- 2. For multi-family residential projects, the minimum net lot area includes all common areas, parking, landscaping and building areas associated with a project for the purpose of creating building envelopes or condominium units.

County defines "Condominium" as a development consisting of an undivided interest in common for a portion of a parcel coupled with a separate interest in space in a residential, commercial or industrial building on the parcel. (Ord. 763. 1996)

20.708.020 Tentative subdivision map procedures

B. Contents of tentative subdivision map. Every tentative subdivision map shall show, at

minimum, the following data and information:

17. On a subdivision map consisting of a condominium project or a planned

development, the tentative subdivision map shall show, by dashed lines, the approximate location from all existing and proposed property lines and building envelopes and other structures to be erected;

20.708.030 Tentative subdivision map findings

- A. The commission in making its recommendation and the board in rendering a decision on the tentative subdivision map shall base its decision on the requirements of NRS and make affirmative findings on the following factors, taking into account the recommendations of reviewing agencies:
- 1. The property to be subdivided is zoned for the intended uses and the density and design of the subdivision conforms to the requirements of the zoning regulations contained in this code;
- 2. If planned development is proposed, the tentative subdivision map conforms to the density requirements, lot dimension standards and other regulations applicable to planned developments;
- 3. The tentative subdivision map conforms to public facilities and improvement standards contained in the development code;
- 4. The tentative subdivision map conforms to the improvement and design standards contained in the development code and adopted design criteria and improvement standards;
 - 5. If applicable, that a phasing plan has been submitted and is deemed acceptable;
- 6. The approval contains terms that plan for the possibility of abandonment or termination of the project;
- 7. There are no delinquent taxes or assessments on the land to be subdivided, as certified by the county treasurer;
- 8. The project is not located within an identified archeological or cultural study area, as recognized by the county. If the project is located in a study area, an archeological resource reconnaissance has been performed on the site by a qualified archeologist and any identified resources have been avoided or mitigated to the extent possible per the findings in the report.

20.660.100 Residential uses

- A. "Boarding house" means a building or portion of a building which is used to accommodate for compensation no more than six boarders or roomers, not including members of the occupant's immediate family who might be occupying such a building.
- B. "Clustered development" means a development in which parcels of two to five acres are created pursuant to section 20.714.020.
- C. "Manufactured home park" means a parcel of land upon which two or more mobile or manufactured homes, occupied or intended to be occupied for dwelling purposes, are located.
 - 1. This section does not apply to employee housing in the agricultural zoning district;
 - 2. See section 20.664.110 for specific standards;
- 3. Manufactured home parks are permitted only if located within an MH overlay zoning district.
- D. "Multi-family dwelling" means a building or buildings on a single parcel which are occupied or which are arranged, designed, and intended to contain more than one dwelling unit, but not including hotels, motels, and boarding houses or as otherwise provided in section 20.660.150.B, accessory dwellings. See section 20.664.120 for specific standards.

E. "Single-family dwelling" means a single detached building which is occupied or which is arranged, designed, and intended to be occupied by not more than one family, and which contains not more than one dwelling unit. See section 20.714.020 for specific standards regarding cluster development.

Title 20 Consolidated Development Code 20.656 Residential Districts

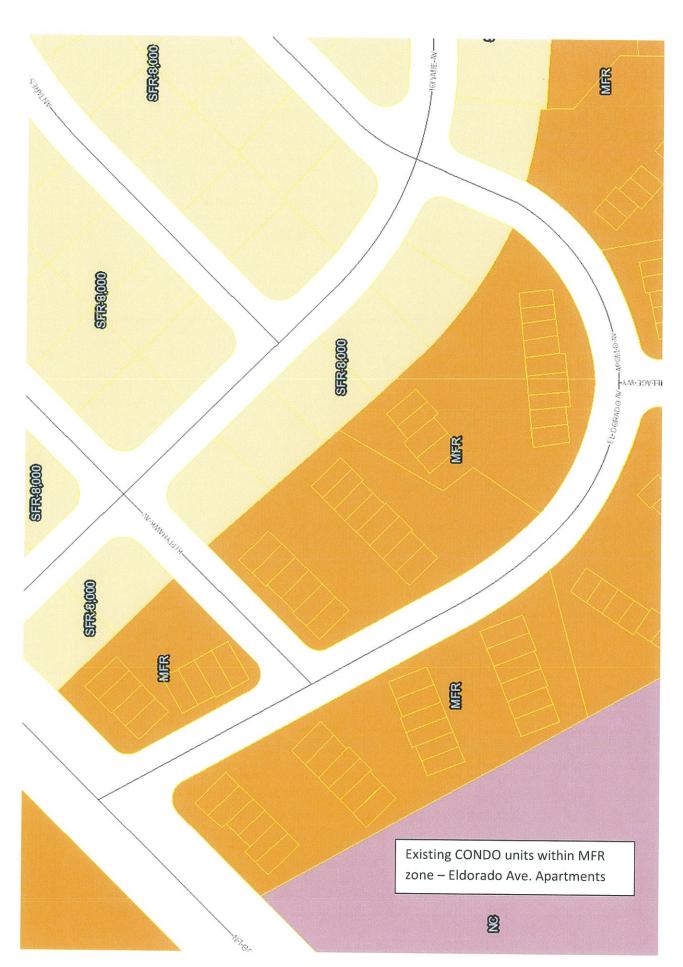
20.656.010 Residential district development standards (Table)

20.656.020 Permitted, development permitted, and special use permit uses (Table)

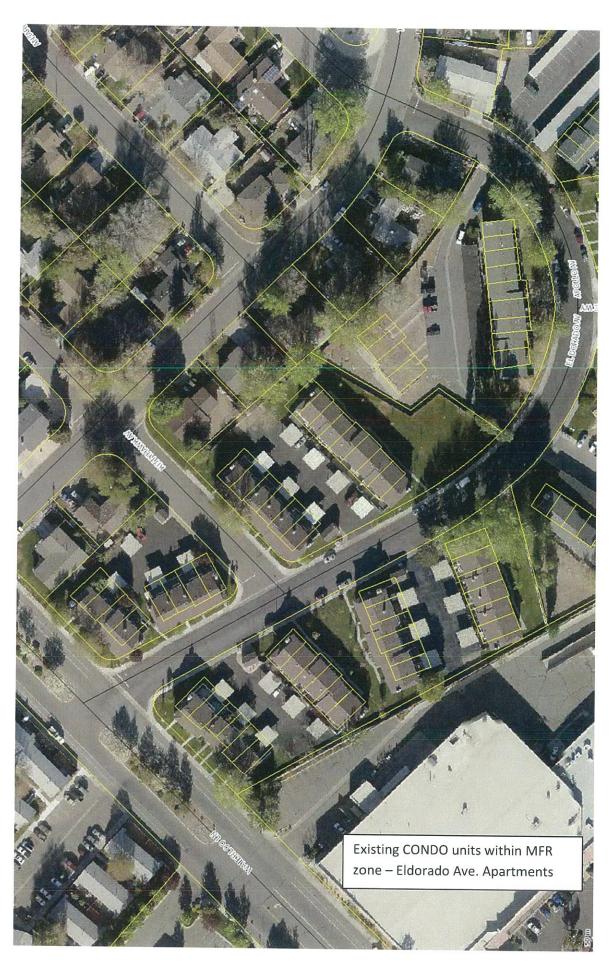
20.656.010 Residential district development standards (Table)

- 1. See chapter 20.664 for accessory dwelling and accessory structure requirements.
- 2. For multi-family residential projects, the minimum net lot area includes all common areas, parking, landscaping and building areas associated with a project for the purpose of creating building envelopes or condominium units.

"Condominium": A development consisting of an undivided interest in common for a portion of a parcel coupled with a separate interest in space in a residential, commercial or industrial building on the parcel. (Ord. 763. 1996)



9-15



9-16

Town of Gardnerville 1407 Highway 395 North Gardnerville, Nevada 89410 (775) 782-7134 (775) 782-7135 facsimile www.gardnerville-nv.gov



PROJECT REVIEW APPLICATION

Location Street Address: Assessor's Parcel #: 1320-33-210-069 Current Zoning Designation: MFR PD County Project Reference #:				
Project Description The Applicant is requesting approval of the proposed tenta ownership units and one remaining common area parcel.	tive subdivision map to divide 2.91 acres into 41 single			
Applicant: Name: Jenuane Communities The Ranch LLC Address: 18124 Wedge Parkway, Reno, Nevada 89511				
Address: 18124 Wedge Parkway, Reno, Nevada 89511 Telephone Number: (775) 473-4215	Fax Number: (775) 657-8902			
Owner: Name: Same as Above Address: Telephone Number: ()	Fax Number: ()			
Engineer: Name: Jeremy Hutchings, P.E., WRS Address: 1603 Esmeralda Avenue, Minden, Nevada 89423				
Telephone Number: (775) 215-5010	Fax Number: (775)782-7084			
By signing this application, the applicant agrees to reimburse the Town of Gardnerville for all expenses reasonably incurred by the town in the process of reviewing the application, including, but not limited to, engineering and legal expenses. A \$75 deposit is included with this application.				
Applicant or Applicant's Representative: Jeremy Hutchings, P.E., WRS	08.13.15			
Printed Name Signature	Date			
{When projects are located or proposed to be located with review and comment by the Town Board before making a makes recommendations to Douglas County on all devel Douglas County will not render a decision until a letter of respectively.	final decision on the project. The Town of Gardnerville opment to be located within the township boundaries			

(Application and all materials related to the project review need to be submitted to the Town office by the

Updated 1/16/13 Q - 2

Friday two weeks before the Board meeting.)



DOUGLAS COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

POST OFFICE BOX 218 MINDEN, NEVADA 89423 TEL (775) 782-6217 FAX (775) 782-9007 www.douglascountynv.gov

LAND DIVISION APPLICATION

INSTRUCTIONS TO APPLICANT

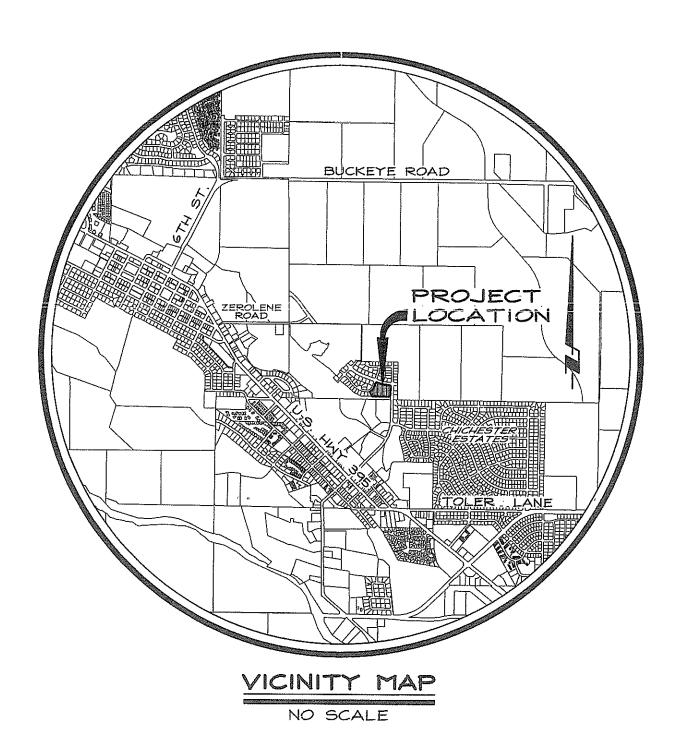
FOR STAFF USE ONLY						
File Number	Receipt Number					
Received By	Date					
Town:						
Master Plan Land Use:						
Regional/Community Plan	:					
Current Zoning:						
Overlay Zoning:						
Floodplain Zone:						
FIRM # & Date:						
Wellhead Protection Area (s):						
Case Planner:						

	JBDIVISION MAP, TENTATIVE ERGER and RESUBDIVISION					
AP/LOT CONSOLIDATION						
P, FINAL						

A. Application for (check all applicable):

□ AMENDED MAP □ BOUNDARY LINE ADJUSTMENT □ DIVISION of LAND into LARGE PARCELS □ VARIANCE to IMPROVEMENT STANDARDS □ MINOR MODIFICATION ************************************	□ MAJOR MODIFICATION □ PARCEL MAP, TENTATIVE □ PARCEL MAP, FINAL □ REVERSION of MAP/LOT CONSOLID. □ SUBDIVISION MAP, FINAL						
B. Project Location							
Street Address (if available):	treet Address (if available):Community Plan Area:_Minden-Gardnerville						
Assessor's Parcel Number(s): 1320-33-2							
Approximately 0 Feet North or South of Heybourne Road							
Approximately 0	Feet East or West of (Circle one)	(Street Name) (Street Name)	venue				
*************		•					
C. Project Description The applicant is requesting: to divide 2.91 into 41 condo units and 1 common area parcel.							
List any previous applications that have been	en filed for this site:	DA14-047,	PD04-008, DA04-080,				

APPLICANT:	
Contact Name: Ken Hendrix, Mana	ger Company: Jenuane Communities The Ranch LL
Address: 18124 Wedge Parkway	City/State/Zip: Reno, Nevada 89511
	Fax No: (775) 657-8902
E-mail Address:	
OWNER:	
Contact Name: Same as above	Company:
Address:	City/State/Zip:
Telephone No: ()	Fax No: ()
E-mail Address:	
ENGINEER/REPRESENTATIVE:	
Contact Name: Jeremy Hutchings,	P.E., WRS Company: R.O. Anderson Engineering, Inc.
	City/State/Zip: Minden, Nevada 89423
	Fax No: (775) 782-7084
E-mail Address: jhutchings@roand	W 17 25 COW 100 M
***********	******************
under this application and do hereby authorize the application. I/we am/are the legal owner(s) of said	rify that I/we am/are the legal owner(s) of the property being considered ne above representative to file and represent my/our interest in this property; have read the foregoing Letter of Authorization and know the re) under penalty of perjury under the laws of the State of Nevada that true and correct.
OWNER(s) Of RECORD: (Include extra s	heets if necessary)
Ken Hendrix, Manager	7-15-15
Printed Name	Signature Date
Printed Name	Signature Date
corporation, all stockholders and officers (D I certify under penalty of perjury that I am therein and the information herein submitted, are submittal requirements are in accordance with the	this application must include the names of all owners and, if a ouglas County Code 20.04.010). the applicant and that the foregoing statements and answers contained in all respects true and correct. I also certify that all plans and the Nevada Revised Statutes and Douglas County Code, have been drawn 1.20°, 1"=30°) or architectural scale (e.g., 1/4"=1', 1/8"=1') that is
APPLICANT/APPLICANT'S REPRESE	NTATIVE:
Jeremy Hutchings, P.E., WRS	07:30.
Printed Name	Signature Date



9-5



August 4, 2015

Via Hand Delivery

DOUGLAS COUNTY COMMUNITY DEVELOPMENT Post Office Box 218 Minden, Nevada 89423



Esplanade at The Ranch Tentative Subdivision Map Description and Statement of Justification

Dear Sir/Madam:

On behalf of our client, Jenuane Communities The Ranch, LLC, please consider this letter our statement of justification and project description for a Tentative Subdivision Map for Esplanade at The Ranch.

On February 13, 2015, the Douglas County Community Development Department conditionally approved the design review application for a 41 unit multi-family development. The applicant is submitting a tentative subdivision map in order to divide each triplex and the one duplex into individual condominium units. The tentative subdivision map will result in 41 single ownership units and one remaining common area parcel.

The project is located at the intersection of Gilman Avenue and Heybourne Road in the Town of Gardnerville (APN 1320-33-210-069). The project site is part of The Ranch at Gardnerville Planned Development and totals 2.91 acres. The site is zoned MFR PD and is designated as Receiving Area in the Douglas County Master Plan.

The following paragraphs provide our analysis of the required findings for a tentative subdivision map per Douglas County Code §20.708.030:

Tentative Subdivision Map Findings:

1. The property to be subdivided is zoned for the intended uses and the density and design of the subdivision conforms to the requirements of the zoning regulations contained in Part II of this development code;

Comment: The project is located within The Ranch at Gardnerville Planned Development. The property is zoned for multifamily uses and has been conditionally approved through Douglas County's design review process. The proposal therefore conforms to the requirements of Part II of the development code.

2. If planned development is proposed, the tentative subdivision map conforms to the density requirements, lot dimension standards and other regulations applicable to planned developments;

Comment: The tentative map conforms to the planned development regulations [14 2015]

R O Anderson

Douglas County Community Development The Ranch at Gardnerville TSM August 4, 2015 Page 2 of 3

3. The tentative subdivision map conforms to public facilities and improvement standards contained in the development code;

Comment: All adequate public facilities are provided with this development application.

 The tentative subdivision map conforms to the improvement and design standards contained in the development code and adopted design criteria and improvement standards;

Comment: All of the proposed improvements conform to Douglas County's design standards consistent with the requested variances.

5. If applicable, that a phasing plan has been submitted and is deemed acceptable;

Comment: The applicant plans to commence construction immediately upon receipts of final project approvals and permitting. The multi-family component will be constructed in a single phase. The applicant anticipates project build out could occur within 18 to 36 months depending on market demands. The applicant is not proposing a change to the current phasing plan for the overall Planned Development. According to the phasing plan the multi-family component of this planned development is to be constructed in Phase VII B by December 31, 2035.

6. The approval contains terms that plan for the possibility of abandonment or termination of the project;

Comment: The project-phasing plan has been developed so that any phase of the project can stand alone and independent of subsequent phases in case of abandonment or termination of the project.

7. There are no delinquent taxes or assessments on the land to be subdivided, as certified by the County Treasurer.

Comment: All taxes are paid current as demonstrated by the receipt from the County Treasurer's office that is attached to this application.

8. The project is not located within an identified archeological/cultural study area, as recognized by the county. If the project is located in a study area, an archeological resource reconnaissance has been performed on the site by a qualified archeologist and any identified resources have been avoided or mitigated to the extent possible per the findings in the report.

Comment: The project site is not located in an identified cultural resources study area. Y:\Client Files\2115\2115\2115\001\Documents\Tentative Subdivision Map\2115\001 SOJ TSM 08-04-15.doc

AUG 0 4 2015

DOUGLAS COUNTY COMMUNITY DEVELOPMENT

R O Anderson

Douglas County Community Development The Ranch at Gardnerville TSM August 4, 2015 Page 3 of 3

Thank you for your consideration regarding this matter. Should you have any further questions, please do not hesitate to call.

Yours faithfully,

R.O. ANDERSON ENGINEERING, INC.

Stephanie A. Hicks, AICP, CFM

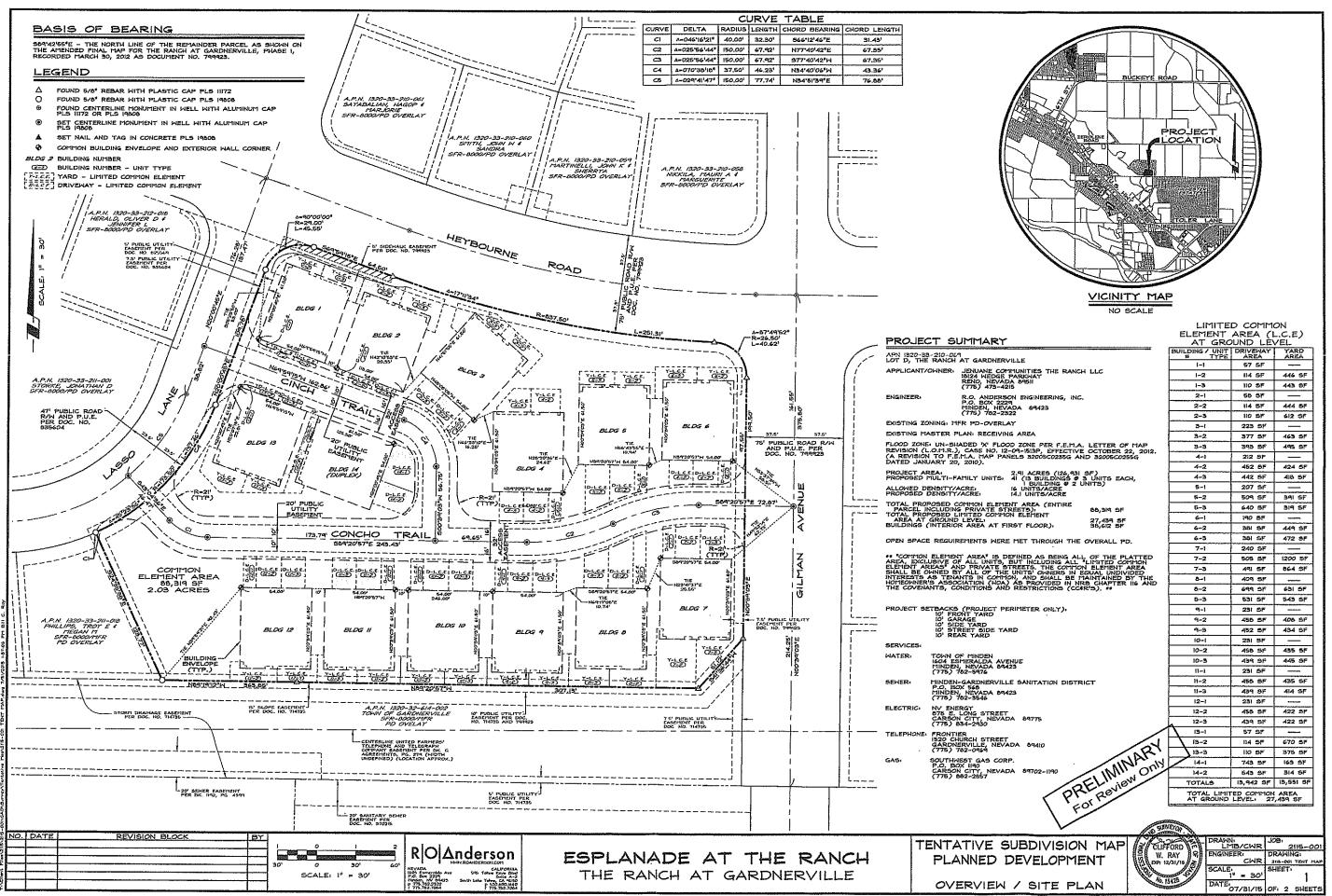
Director of Grants & Hazard Mitigation Planning

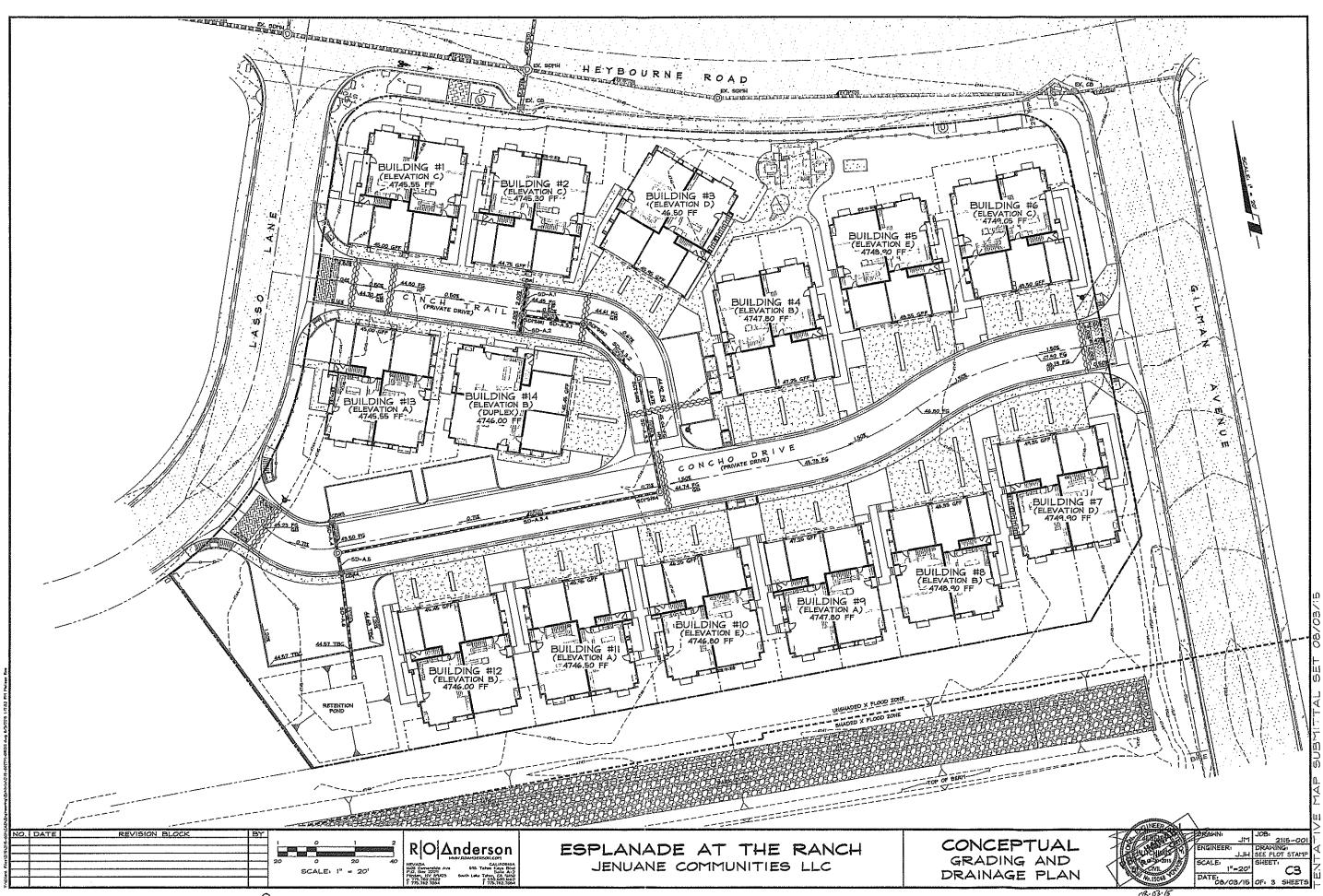
Stephanie & Hicks

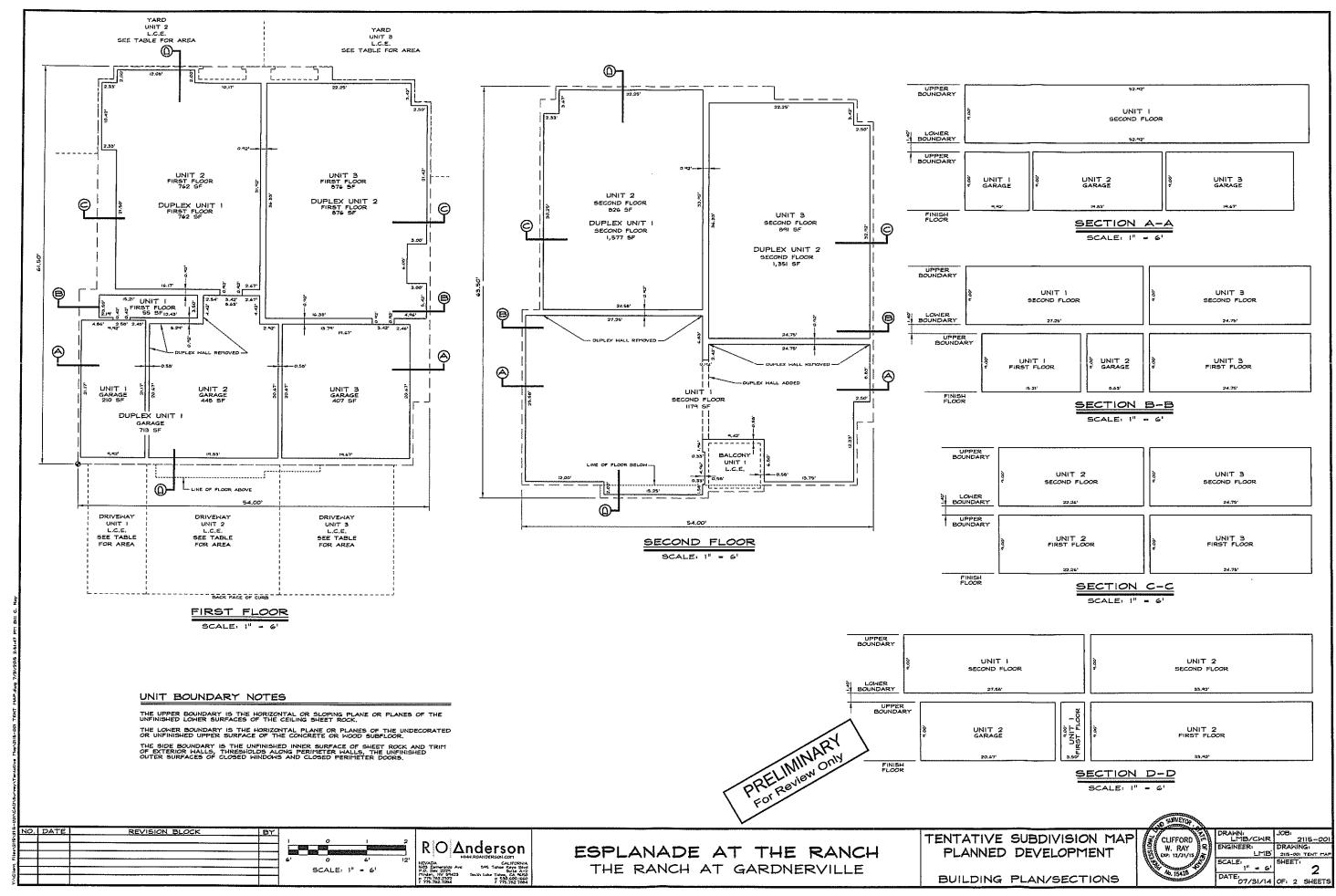
cc. Ken Hendrix

Tom Dallaire, P.E. Jenifer Davidson



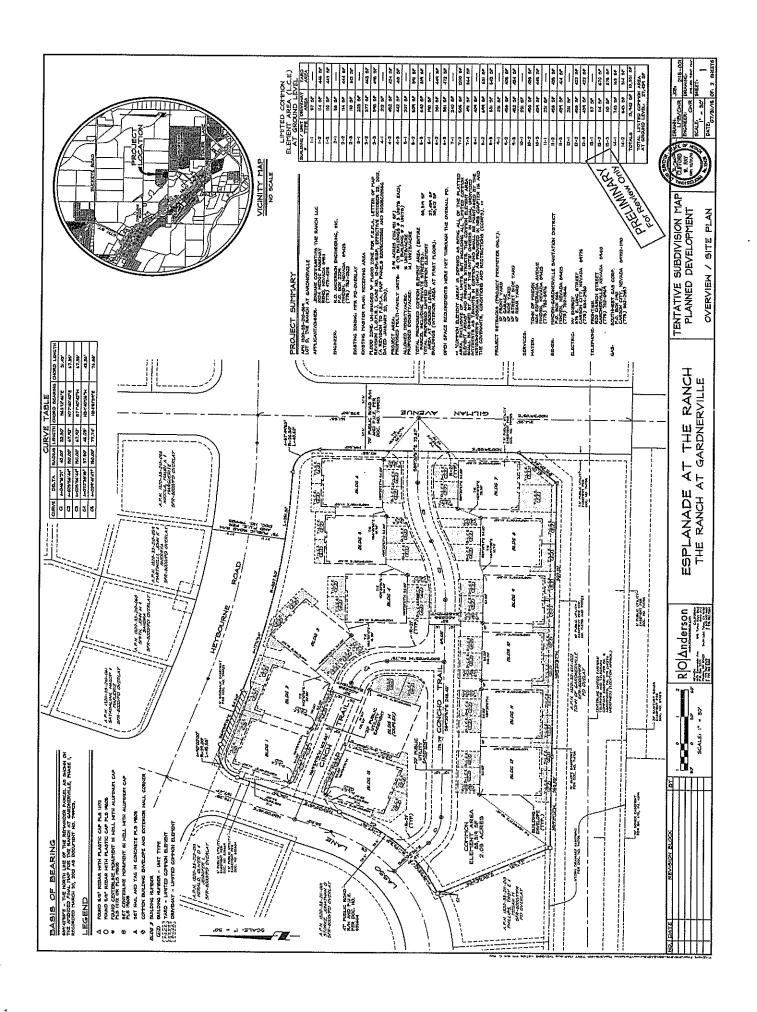


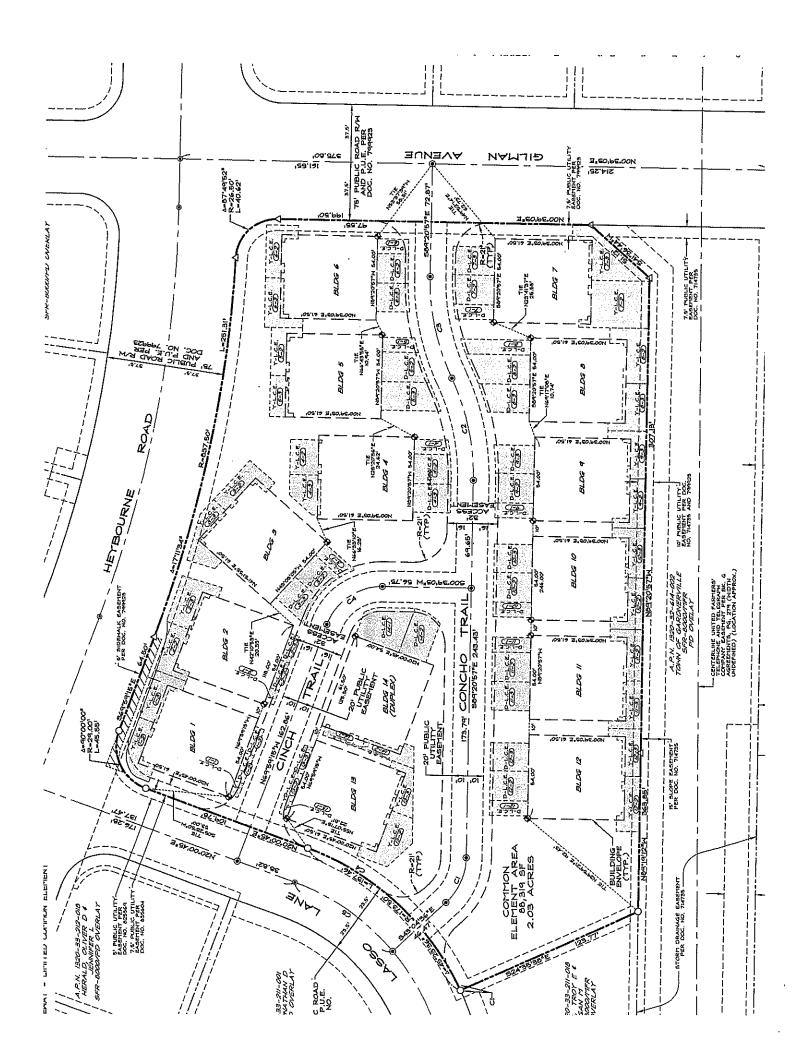


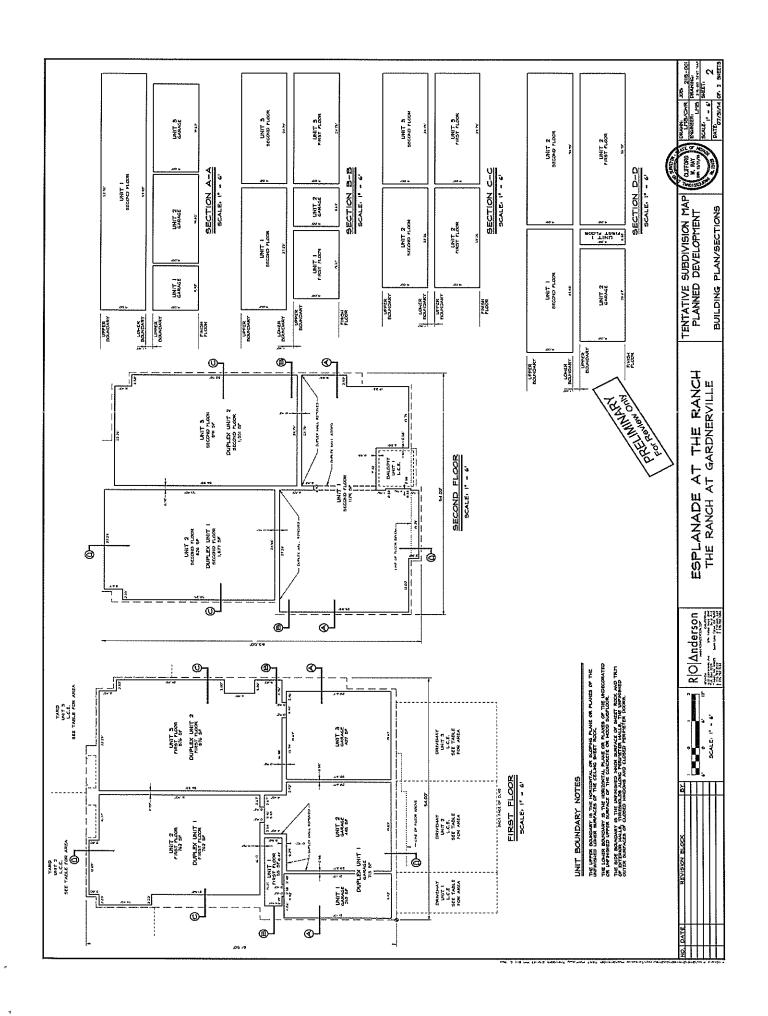


LDA 15-020 Tentative Subdivision Map Esplanade at The Ranch















Gardnerville Town Board AGENDA ACTION SHEET

8. Board Action:

☐ Approved

□ Denied



1. For Possible Action: Discussion to reconsider a motion of the board at the April 7, 2015 town board meeting to "advise staff that we are opposed to any cost allocation from the county." If reconsideration is approved, an interlocal agreement will be presented for the board's consideration as Item 12 of this agenda; with public comment prior to board action. 2. Recommended Motion: Dependent on board discussion Funds Available: Yes □N/A 3. Department: Administration 4. Prepared by: **Tom Dallaire** 5. Meeting Date: September 1, 2015 Time Requested: 20 minutes 6. Agenda: Consent **✓** Administrative Background Information: See attached minutes from April 7, 2015. 7. Other Agency Review of Action: Douglas County N/A

Approved with Modifications

Continued

recommend that if you decide you want to go forward, that you condition it on legal counsel confirming it is in compliance with NRS. We will work to see if there isn't some way to make it work.

Mrs. Jones asked, if for some reason we have to wait, how long would it be before they are laying a sidewalk that we might have to rip out. If legal counsel comes back, how soon could we do a special meeting to get something approved?

- Mr. Dallaire explained anybody else has to move on site with the current contractor already working on the parking lot. No one can do the improvements if he is building the wall. So if he's building the wall then all of this is most and we'll rip out the wall later and replace it all for \$150,000.
- Mr. Miller talked to Bill Henderson. The original date for Sharkey's to be open was April 15th. They aren't going to hesitate and wait for us.
- Mr. Dallaire clarified the contract for Sierra View is \$51,000. We still have testing and inspection. If we just do the \$49,000 and then we can work with Ray tomorrow and see what he says about the drop inlet. If Pegram provides the pipe then we are under \$45,600. The testing and inspection would be a separate contract.

No public comment.

Motion Jones/Miller to authorize the town manager to sign a contract not to exceed \$49,900 with Sierra View or other appropriate contractor for the improvements, subject to legal counsel's approval. Motion carried.

13. For Possible Action: Discussion to approve, approve with modifications or deny the NV Energy easement for the completed underground power lines across town property per the NV Energy agreement for undergrounding of the power lines between Gilman Avenue and Toler Lane, as part of the Hellwinkel Channel and pedestrian project (APN's 1320-33-310-006 and 1320-33-402-080), with public comment prior to Board action.

Mr. Dallaire stated when NV Energy relocates the power underground they need a new easement. That is what this is. As part of the contract we need to provide them with an easement. Once they put the power lines in they have access to them.

No public comment.

Motion Slater/Wenner to approve the granting of an easement for the underground power utility lines over the Hellwinkel channel/pedestrian trail property and over the Chichester detention pond parcel 1320-33-310-006 and 1320-33-402 080. Motion carried.

14. For Possible Action: Discussion and overview of the meetings to date including the County's presentation to the Board of County Commissioners and provide official direction to staff on the County's Cost allocation plan, with public comment prior to Board action.

Mr. Miller doesn't believe the cost allocation is going to fly with the county commissioners. They don't' seem to be in favor of it as much as we think they are. This is a special project the county managers have taken on. It has been through three county managers and it hasn't flown yet.

Chairman Higuera asked not to forget the assistant county manager. When it was brought up to the commission, Jim Nichols put it on the agenda and during that time it was quite evident the towns are special and should have special consideration. If Jim Nichols hadn't stopped that conversation, they probably would have voted to can the whole process. But he cut them off saying, I can see there is a lot of confusion here. People just aren't understanding. I want to have some more meetings. It seems like there are at least three votes to not do any kind of cost allocation. It was interesting. It never came to fruition. The other part of the shoe is the enterprise funds. I kind of agree with Ken that we shouldn't pay any cost allocation. In talking with Tom, he feels it is the fair thing to do.

Mr. Dallaire explained in the interlocal agreement of 1997, which we say is still in effect today, the enterprise fund was created in order to provide service for the trash collection in the towns of Gardnerville and Minden. There was not another trash company at the time. The county commissioners made it official. The town admin fund is storm

drains, roads and parks, which are services the county already provides. I don't see why we aren't a general fund and part of the taxes the residents pay for the services already. I think the admin fund is different than the enterprise fund. I have no other income except through taxes. The enterprise fund is the fair thing to give up. I think Doug Johnson is pushing for that per phone conversations with him. In my report I gave five different options.

Mr. Miller thought if we offer to pay for the enterprise fund then I think they will take it.

Mrs. Slater liked Mr. Dallaire's response. I agree with what Ken is saying, there are a lot of things we shouldn't be charged for and by saying okay we're allowing it to be double dipped against our revenue.

Mr. Dallaire agreed it is double dipping on the admin side for all the things we maintain in town.

Mrs. Slater thought if we are forced to pay it that's one thing, but I don't think we should willingly step up to the plate and say we're going to write you a blank check. I think they need to understand our position. Let them bear the heat and order it if that is the bottom line.

Vice-Chairman Wenner heard the commissioners mention in the meeting they did not want to be offensive to the towns.

Mr. Miller brought up Jim Nichols wants Main Street to apply for funds and not take it out of economic development. If Main Street is not economic development what is it?

Chairman Higuera didn't mean for this to be an action item. He just wanted to hear how the board members felt.

Mrs. Jones doesn't have anything to add over what has been said. I think what is most important is this idea of double dipping on town residents. That's not true of East Fork where some of these cost allocations make sense. Then it becomes how do we most strongly say that to the commissioners? One of the ways is to have a motion unanimously approved by the town board so the next time Tom has to go back he can say my board felt so passionate about this they unanimously agreed on the record that we should oppose your cost allocation because our residents shouldn't be double dipped.

Mrs. Slater questions whether we want to come forth with the \$38,692 value. Are we setting a precedent for the future? We're saying we agree it's a recognized fee. So maybe the better stance is to say we provide a service to our residents covered by the fees we collect.

Chairman Higuera stated we have made that case over and over and over. They ignore it.

Mrs. Jones asked if anyone has stood up in front of the county commissioners and said I'd like a motion that says cost allocation should not apply to the towns.

Mr. Dallaire shared the possible options that were presented to the BOCC on behalf of county staff: the town agrees to pay full cost allocation, that's number one, phased in over a three to five-year period; second is the Town discontinue receiving county services and contract the services separately. That makes no sense. They have to audit our books. They have to report our books. The Town cannot write a check. Christine thinks we can write checks tomorrow on our own account. The third option is the Town pay only a portion of their cost allocation attributed to their enterprise funds.

Mr. Miller asked if it's not against state law why do we have to go to the state legislature to incorporate the town. We have to be in the position of being incorporated in order to write checks.

Chairman Higuera advised the double dipping situation has been brought up at our meetings more than once. They got a legal opinion from the District Attorney's office and the District Attorney's office says it is not double dipping.

Mrs. Jones advised reasonable attorneys disagree all the time. I don't just want to know Mark Jackson's office did it. I kind of want to know which attorney did it.

Mr. Miller asked if the software the county uses does the cost allocation automatically or do they pay a consultant each year?

- Mr. Dallaire answered they pay a consultant for the report.
- Mr. Miller believes that is a waste of taxpayer's money.
- Mrs. Slater did not want to forget that we gave up some of our taxes to the county.
- Mr. Dallaire advised that Steve Thaler asked Christine Vuletich how much the tax the town gave up actually amounted to in revenues. It was \$9,000 the town gave up that year and now it equates to \$55,000 this year. The county as a whole makes a lot more money taxing all of the residents in Douglas County than we can.
 - Mr. Miller asked how many years ago we gave up the \$9,000.
 - Mr. Dallaire thought two or three years ago.

Mrs. Jones called attention to page 14-21 and the completely disproportionate support of the Town of Genoa over the other two towns. They have also reduced our ability to have income and now they want to take about two percent of what we need to operate. It's easy to say this is not a lot except when we raised rates by \$3 in January, that was a big deal. It took months for staff to deal with the fallout. What happens when we have to raise rates again to deal with the cost allocation? It's stacking stones on top of each other. Pretty soon the tower is going to be so big it will smother us. My inclination is for us to take a strong board action that can give Tom the ammunition he needs to go back and get us as little cost allocation applied to us as possible, and hopefully zero. I think our voice has to be very strong to give Tom that backing.

Chairman Higuera added this item has been thrown back to the county manager's office to do some more negotiating and then bring it back to the commission again. That's when we need to fire all the ammunition.

Chairman Higuera called for public comment.

Mr. Kelly Kite, Douglas County citizen, commented I was on the commission when the relationship between Douglas County and the towns was not worth bragging about. I believe that was about the time the agreement came about. The five commissioners decided we need to build on the relationships we have. The towns do a lot of things that are beneficial to Douglas County. We do things for the town. So let's just let it slide. The thing we did not want to do is every time they call and ask a favor of the town you send them a bill. Every time Douglas County does something for the town they send you a bill. I've gone to a few county commission meetings. I don't' think any commissioner wants to get into that relationship. They're all citizens. We were elected by districts. And getting into a he said, she said type of relationship made no sense then and makes no sense now. Douglas County didn't want to get into the trash pickup. There are so many things that go back and forth. I saw an item to discuss with Douglas County about a permit for use of the park. Those are the kind of things that can add up to thousands and thousands of dollars. It doesn't make any sense. Yes, you gave up part of your tax revenues. I don't think you can beat that to death too much. I think you are right, for what it's worth.

No further public comment.

Motion Miller/Slater to advise staff that we are opposed to any cost allocation from the county. Motion carried.

(Break 6: 50 to 7:05 p.m.)

- 15. For Possible Action: Discussion to provide direction to staff on the town's Strategic plan, Goals, Values and Vision for Fiscal Year 2015/2016 including, but not limited to:
 - a. Discuss Towns Strategic Plan and Goals.
 - b. Discuss Town Values.
 - c. Discuss Town Vision, and other matters properly related thereto; with public comment prior to Board action.
 - Mr. Dallaire asked if everyone had their goals.

Mrs. Slater:

1. List at least one goal you would like to see completed in the 2016 budget cycle - 2013 goals accomplished first.

Gardnerville Town Board AGENDA ACTION SHEET



1. <u>For Possible Action:</u> Discussion to approve, approve with modification or to deny an interlocal agreement between Douglas County and the Town of Gardnerville, approving cost allocation from Douglas County at a cost to the 611 enterprise Fund (Health and Sanitation) of \$20,464, for the fiscal year 2015/16; with public comment prior to Board action.

2.	Recommended Motion: Dependent on board discussion. Funds Available: ✓ Yes ✓ N/A						
3.	Department: Administration						
4.	Prepared by: Tom Dallaire						
5.	Meeting Date: September 1, 2015 Time Requested: 10 minutes						
6.	Agenda: □Consent						
Ba	Background Information: See attached agreement.						
7.	Other Agency Review of Action: Douglas County						
В.	Board Action:						
	Approved						

INTERLOCAL AGREEMENT

(Cost Allocation for Administrative Services performed by Douglas County)

This Interlocal Agreement is made by and between Douglas County ("County"), a political subdivision of the State of Nevada, and the Town of Gardnerville ("Town"), an unincorporated town and a political subdivision of the State of Nevada, collectively referred to herein as the "Parties."

RECITALS

WHEREAS, NRS 277.100(1) defines a public agency eligible to enter into an interlocal agreement to include counties and unincorporated towns; and

WHEREAS, NRS 277.180(1) provides that any one or more public agencies may contract with any one or more other public agencies to perform any governmental service, activity, or undertaking which any of the contracting agencies is authorized by law to perform; and

WHEREAS, each Party is authorized by the laws of Nevada to perform or undertake numerous governmental functions and responsibilities as separate legal entities; and

WHEREAS, the Town was created pursuant to NRS chapter 269 and provides services to its residents including, without limitation: drainage; solid waste disposal; parks; recreation; streets, alleys, sidewalks; street lights; acquisition, disposal, annexation or de-annexation, maintenance and improvement of town property provided the town advisory board presents any proposed acquisition, disposal, annexation or de-annexation, maintenance and improvement of town property to the Board of County Commissioners for review and approval. Said services are of value to the County and its citizens; and

WHEREAS, but for the provision of the services provided by the Town, the same would otherwise be provided by the County, such that the Town's provision of such services is of inherent value to the County; and

WHEREAS, the County provides administrative support services to the Town, which allows the Town to keep staffing, equipment, and facilities at a manageable level, and is a benefit to both the Town and County; and

WHEREAS, by entering into this Agreement, the County and the Town, intend to formalize the County's provision of administrative support services to the Town.

NOW, THEREFORE, in consideration of the mutual covenants, hereinafter set forth, the Parties agree to the following:

1. Term of the Agreement: This Interlocal Agreement will be affective when approved by the governing bodies of the Parties and are properly executed in accordance with such approval.

Interlocal Agreement Between Douglas County and the Town of Minden July 2015

This Interlocal Agreement is designed to be perpetual and shall remain in full force and effect unless terminated as provided herein or amended or restated by mutual agreement of the Parties.

- 2. Services to be provided: The County shall provide the following administrative services including specifically, but without limitation, the following:
 - a. Treasurer: Banking services and investment management services.
 - b. **Finance:** Accounting and financial reporting, coordination of independent annual financial audit, operating and capital budget development and management, debt management, and payroll and accounts payable.
 - c. **Human Resources**: General Human Resources services, recruitments, employee services/benefits administration, and risk management.
 - d. Geographic Information Systems: Creation and maintenance of spatial and tabular data, development of customized applications, and production of custom digital or hard copy maps for internal and public use. GIS Services will also include support of Town's staff's use of GIS software, data, and solutions.
 - e. **Technology Services:** Centralized technology projects, server and workstation support, software applications, and data network infrastructure, security and maintenance.

The County shall provide additional services from other County departments as identified in the County's Cost Allocation Plan.

- 3. Determination of the costs associated with services being provided: The County shall identify the costs of these services in the annual Cost Allocation Plan (the "Cost Allocation Plan"). An independent Certified Public Accountant, in accordance with the policies and procedures contained in Federal Office of Management and Budget (OMB) Circular A-87, will prepare the County's Cost Allocation Plan. The plan shall be updated annually with actual expenditure information from the County's audited financial statements from the prior fiscal year. The Town shall have the opportunity to review and comment upon the Cost Allocation Study, including the data used to calculate the costs of services, each year prior to its annual update and approval by the County, to evaluate the cost effectiveness of each service provided, evaluate the appropriateness of each service provided, and to make appropriate adjustments thereto.
- 4. Payment of Services: The Town shall only pay for the administrative services provided to the Town's enterprise fund as indicated in the Cost Allocation Plan. Further, in recognition of the value of the services provided by the Town, the County shall not require payment of the Town's General Fund accounts within the Cost Allocation Plan.
- 5. Level of Service: The County will provide the services outlined above in a manner that meets the reasonable needs and requirements of the Town. Any concerns the Town has with the level of any service provided by the County shall be addressed directly to the respective department head of each department providing the respective service to the Town and if said department head does not address such concern(s) to the satisfaction of the Town, the Town may

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¹ Presently Fund 611.

Interlocal Agreement Between Douglas County and the Town of Minden July 2015

take the concern to the County Manager, and then finally to the Board of County Commissioners if the County Manager is unable to resolve the Town's concerns. The County will be given at least sixty (60) calendar days to address any concerns expressed by the Town before bringing the matter to the attention of the Board of County Commissioners.

- Agreement effective July 1 of the immediately following fiscal year, upon providing at least one hundred twenty (120) days' advance written notice to the other Party. The notice of termination may provide for termination of some or all of the services provided to the Town. If only some of the services are to be terminated, the County may elect to provide notice of termination of any or all remaining services. Because both Parties are public agencies, a joint public meeting of the Parties' respective governing Boards to discuss and appropriately plan for service termination shall be held within sixty (60) days of notice of termination.
- 7. Personnel Policies and Procedures: With respect to the provision of Human Resources services, the Parties agree that the provision of such services is dependent upon the Town substantially complying with the County Personnel Ordinance and Personnel Policies and Procedures; however, the Town shall be solely able and responsible to compensate its employees and contractors within the scope of these County policies, and to implement any compensation and/or classification study adopted by the County as the Town determines is appropriate and in conjunction with the Town's authorized budget. The Parties also understand and agree that, under current Nevada law, Town employees are not eligible to participate in the County's collective bargaining units.
- 8. County Authority: The County Manager is expressly delegated the authority, by the Douglas County Board of County Commissioners, to terminate this Agreement. Notwithstanding such delegation, the Town may request the Board of County Commissioners to review and modify any decision made by the County Manager relative to the termination of this Agreement, pursuant to this delegation of authority.
- 9. Notice: Each respective Party agrees to indemnify and hold harmless the other Party, to the extent provided by law, from and against any liability arising out of the performance of the Agreement, proximately caused by any act or omission of its own officers, agents, and employees, if such liability occurs in the proper execution of their duties as a representative of their employer.
 - a. The laws of the State of Nevada shall be applied in interpreting and construing this Agreement.
 - b. The illegality or invalidity of any provision or portion of this Agreement shall not affect the validity of the remainder of the Agreement.
 - c. This Agreement constitutes the full and final agreement between the Parties and shall not be modified except in writing and signed by both Parties.

Interlocal Agreement Between Douglas County and the Town of Minden July 2015

d. All written notices under this Agreement shall be delivered to the following officials at the addresses stated:

County Manager Post Office Box 218 Minden, Nevada 89423

Town of Gardnerville, c/o Town Manager 1407 Highway 395 North Gardnerville, Nevada 89410

e. This Agreement may not be assigned except by a writing signed by both Parties and shall be binding upon and inure to the benefit of the Parties' respective successors and assigns.

IN WITNESS WHEREOF, the Parties hereto have caused this Interlocal Agreement to be executed.

Dated this 1st day of September, 2015.

Douglas County	Town of Gardnerville			
By:	Ву:			
Doug N. Johnson (Date) Douglas County Board of Commissioners	Lloyd Higuera, Chairman (Date) Gardnerville Town Board			
Attest:	Attest:			
By: Kathy Lewis, Douglas County Clerk	By: Tom Dallaire, Town Manager			

INTERLOCAL AGREEMENT

(Cost Allocation for Administrative Services performed by Douglas County)

This Interlocal Agreement is made by and between Douglas County ("County"), a political subdivision of the State of Nevada, and the Town of Gardnerville ("Town"), an unincorporated town and a political subdivision of the State of Nevada, collectively referred to herein as the "Parties."

RECITALS

WHEREAS, NRS 277.100(1) defines a public agency eligible to enter into an interlocal agreement to include counties and unincorporated towns; and

WHEREAS, NRS 277.180(1) provides that any one or more public agencies may contract with any one or more other public agencies to perform any governmental service, activity, or undertaking which any of the contracting agencies is authorized by law to perform; and

WHEREAS, each Party is authorized by the laws of Nevada to perform or undertake numerous governmental functions and responsibilities as separate legal entities; and

WHEREAS, the Town was created pursuant to NRS chapter 269, and provides services to its residents, including without limitation, drainage; solid waste disposal; parks; recreation; streets, alleys, sidewalks; street lights; acquisition, disposal, annexation or de-annexation, maintenance and improvement of town property provided the town advisory board presents any proposed acquisition, disposal, annexation or de-annexation, maintenance and improvement of town property to the Board of County Commissioners for review and approval. Said services are of value to the County and its citizens; and

WHEREAS, but for the provision of the services provided by the Town, the same would otherwise be provided by the County, such that the Town's provision of such services is of inherent value to the County; and

WHEREAS, the County provides administrative support services to the Town, which allows the Town to keep staffing, equipment, and facilities at a manageable level, and is a benefit to both the Town and County; and

WHEREAS, by entering into this Agreement, the County and the Town, intend to formalize the County's provision of administrative support services to the Town;

NOW, THEREFORE, in consideration of the mutual covenants, hereinafter set forth, the Parties agree to the following:

1. **Terms of the Agreement:** This Interlocal Agreement will be affective when approved by the governing bodies of the Parties, and properly executed in accordance with such approval.

This Interlocal Agreement is designed to be perpetual, and shall remain in full force and effect unless terminated as provided herein or amended or restated by mutual agreement of the Parties.

- 2. **Services to be provided:** The County shall provide the Town administrative services identified in the County's Cost Allocation Plan, including specifically the following:
 - a. Treasurer: Banking services, investment management services.
 - b. **Finance:** Accounting and financial reporting, coordination of independent annual financial audit, operating and capital budget development and management, debt management, payroll and accounts payable.
 - c. **Human Resources**: General Human Resources services, recruitments, employee services/benefits administration, and risk management.
 - d. Geographic Information Systems: Creation and maintenance of spatial and tabular data, development of customized applications, and production of custom digital or hard copy maps for internal and public use. GIS Services shall also include support of the Town's use of GIS software, data, and solutions.
 - e. **Technology:** Centralized technology projects, server and workstation support, software applications, data network infrastructure, and security and maintenance.

Additionally, other departments providing administrative support services to the Town shall be deemed to be added to this non-inclusive listing as appropriate based on the study.

- 3. Determination of the costs associated with services being provided: The County shall identify the costs of these services in the annual Cost Allocation Plan ("the Cost Allocation Plan"). An independent Certified Public Accountant, in accordance with the policies and procedures contained in Federal Office of Management and Budget (OMB) Circular A-87, will prepare the County's Cost Allocation Plan. The plan shall be updated annually with actual expenditure information from the County's audited financial statements from the prior fiscal year. The Town shall have the opportunity to review and comment upon the Cost Allocation Study, including the data used to calculate the costs of services, each year prior to its annual update and approval by the County, to evaluate the cost effectiveness of each service provided, evaluate the appropriateness of each service provided, and to make appropriate adjustments thereto.
- 4. **Payment of Services:** The Town shall only pay for the administrative services provided to the Town's enterprise funds¹ as indicated in the Cost Allocation Plan. Further, in recognition of the value of the services provided by the Town, the County shall not require payment of the Town's General Fund accounts within the Cost Allocation Plan.
- 5. Level of Service: Any concerns the Town has with the level of any service provided by the County shall be addressed directly to the respective department head of each department providing the respective service to the Town, and if said department head does not address such concern(s) to the satisfaction of the Town, the Town may take the concern to the County Manager, and then finally to the Board of County Commissioners if the County Manager is unable to resolve the Town's concern(s). The County will be given at least sixty (60) calendar

¹ Presently Fund 611.

days to address any concern expressed by the Town before bringing the matter to the attention of the Board of County Commissioners.

- 6. **Termination of the Agreement:** Either Party may, without cause, terminate this Agreement effective July 1 of the immediately following fiscal year, upon providing at least one hundred twenty (120) days' advance written notice to the other Party. The notice of termination may provide for termination of some or all of the services provided to the Town. If only some of the services are to be terminated, the County may elect to provide notice of termination of any or all remaining services. Because both Parties are public agencies, a joint public meeting of the Parties' respective governing Boards to discuss and appropriately plan for service termination shall be held within sixty (60) days of notice of termination.
- 7. **Personnel Policies and Procedures**: With respect to the provision of Human Resources services, the Parties agree that the provision of such services is dependent upon the Town substantially complying with the County Personnel Ordinance, and Personnel Policies and Procedures, as well as the Town coordinating with Human Resources on personnel matters. The Town shall be solely able and responsible to compensate its employees and contractors independently, and to implement any compensation and/or classification study adopted by the County as the Town determines is appropriate. The Parties also agree that Town employees are not eligible to participate in the County's collective bargaining units.
- 8. **County Authority:** The County Manager is expressly delegated the authority, by the Douglas County Board of County Commissioners, to terminate this Agreement. Notwithstanding such delegation, the Town may request the Board of County Commissioners to review and modify any decision made by the County Manager relative to the termination of this Agreement, pursuant to this delegation of authority.
- 9. **Notice:** Each respective Party agrees to indemnify and hold harmless the other Party, to the extent provided by law, from and against any liability arising out of the performance of the Agreement, proximately caused by any act or omission of its own officers, agents, and employees, if such conduct occurs in the proper execution of their duties as a representative of their employer.
 - a. The laws of the State of Nevada shall be applied in interpreting and construing this Agreement.
 - b. The illegality or invalidity of any provision or portion of this Agreement shall not affect the validity of the remainder of the Agreement.
 - c. This Agreement constitutes the full and final agreement between the Parties and shall not be modified except in writing and signed by both Parties.
 - d. All written notices under this Agreement shall be delivered to the following officials at the addresses stated:

County Manager Post Office Box 218 Gardnerville, Nevada 89423 Town Manager 1602 Highway Esmeralda Avenue Gardnerville, Nevada 89423

e. This Agreement may not be assig shall be binding upon and inure to the lassigns.	ned except by writing signed by both Parties and benefit of the Parties' respective successors and
IN WITNESS WHEREOF, the Parties hereto executed.	have caused this Interlocal Agreement to be
Dated this day of , 2015.	
DOUGLAS COUNTY	TOWN OF GARDNERVILLE
By:	
ATTEST: Douglas County Clerk	

Gardnerville Town Board AGENDA ACTION SHEET



1.	Not For Possible Action: Discussion on the Town Attorney's Monthly Report of activities for August 2015.					
2.	Recommended Motion: N/A Funds Available: ☐ Yes					
3.	Department: Administration					
	Prepared by: Tom Dallaire					
4.	Meeting Date: September 1, 2015 Time Requested: 5 minutes					
5.	Agenda: □Consent ☑ Administrative					
6.	Background Information: Presented at meeting.					
7.	Other Agency Review of Action: Douglas County					
8.	Board Action:					
	☐ Approved ☐ Approved with Modifications ☐ Continued					

Gardnerville Town Board AGENDA ACTION SHEET



- 1. Not For Possible Action: Discussion on the Town Manager's Monthly Report of activities for August 2015.
 - a. Minor design review for JT's patio remodel located at 1426 Hwy 395 (APN1320-33-401-035).
 - b. Julio's Restaurant sign located at 1328 Hwy 395 (APN.
 - c. Bucket truck 2011 Dodge ETI bucket truck in the amount \$84,900, under budget from fund 614 2015/2016 budget.

	recommended Flotion. None required.						
	Funds Available:	Yes	Z N/A				
3.	Department: Adm	inistration					
4.	Prepared by:	Tom Dallaire	1				
5.	Meeting Date:	September 1	., 2015	Time Requested: 10 minutes			
6.	Agenda: □Consen	it 🗵	Administrative				
	Background Information: See attached report.						
7.	Other Agency Review of Action: □Douglas County						
8.	Board Action:						
		Approved Continued	with Modification	าร			



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

Town Manager Monthly Report September 2015 Board Meeting

- A. Gardnerville Station (former Eagle Gas): We installed the plans on the windows of the gas station. The contract was sent to BRAMCO after we received the authorization to remove additional contaminated soils from around the heating oil tanks, if needed, while they are onsite. The final draft of the presentation was prepared by Stantec and is in your packet. I attended the CDBG application training. This year the application has changed and we will learn more about the program and what they are looking for at the forum this coming month in Virginia City.
- B. 395 Crosswalks –I have met with NDOT. They gave us the go ahead on the rapid flashing beacons on High School and Mill, no street lights. I may look at adding or relocating light closer to the crosswalk. Update Mission street to rapid lashing beacons, and we need to provide two (2) type 7 lights 25; advance on the crosswalk. We are redoing the plans for that now. We are meeting next week to discuss with the safety committee. We were given a notice to proceed with the light pole requirement of type 7 or a type 35 at each crossing. In a meeting I had with them they wanted one light on both sides of the crosswalk. Word is NDOT wants to have the Kingslane crosswalk install a new cobra head to meet the requirements. This affects the design of the concrete wall and we can footing that is built into the wall of the channel. The pole will need to be located in the sidewalk area. So I'll know more next week as to the light style and requirements. Then we can proceed with the design. The report from the storm drain investigation turned up numerous issues with the existing storm drain piping under the road and sidewalks. So I plan on bringing the issues to the safety committee meeting to see if I can get some direction on how to proceed with the repairs.
- C. Kingslane Sidewalk Project Started on the revision of placing a street light at Kingslane and at Raley's.
- **D.** Hellwinkel Channel: Impact started demo on the site fences and will start actual grading and construction this coming week. I have provided more plans for the Army Corps and hope to have final approval soon from them.
- E. Great Race: We met this month with JB Lekumberry to see if there was interest in providing a Basque experience during the event. He will get back to us. Planning is starting on the program around Heritage Park. Please, if you have ideas on things you would like to add to the event, let Paula or I know so we can incorporate those ideas into the plan. We are not closing down the highway for this event so that will leave us with more money for the lunch and entertainment.
- F. Minor Design reviews and Signs applications:
 - **a.** JT's patio cover addition. They are rebuilding the wall and adding the roof structure to the side of the building to match the framing of front upper porch.
 - b. Julios's Restaurant sign at the Lampe Corners Development behind the AM PM.
- **G. Bucket Truck** See attached printouts. The town budget authorizes the purchase of a bucket truck this fiscal year in the amount of \$85,000 out of the 614 fund. The truck we are looking at now, since the agenda posted is Stock number 15852 @ a cost of \$71,990.08, \$13,009 under the budgeted amount. The bucket reach is 42', 10 feet more than we have today, and does not have outriggers. The truck we included on the agenda is Stock #14590 at a cost of \$84,900.

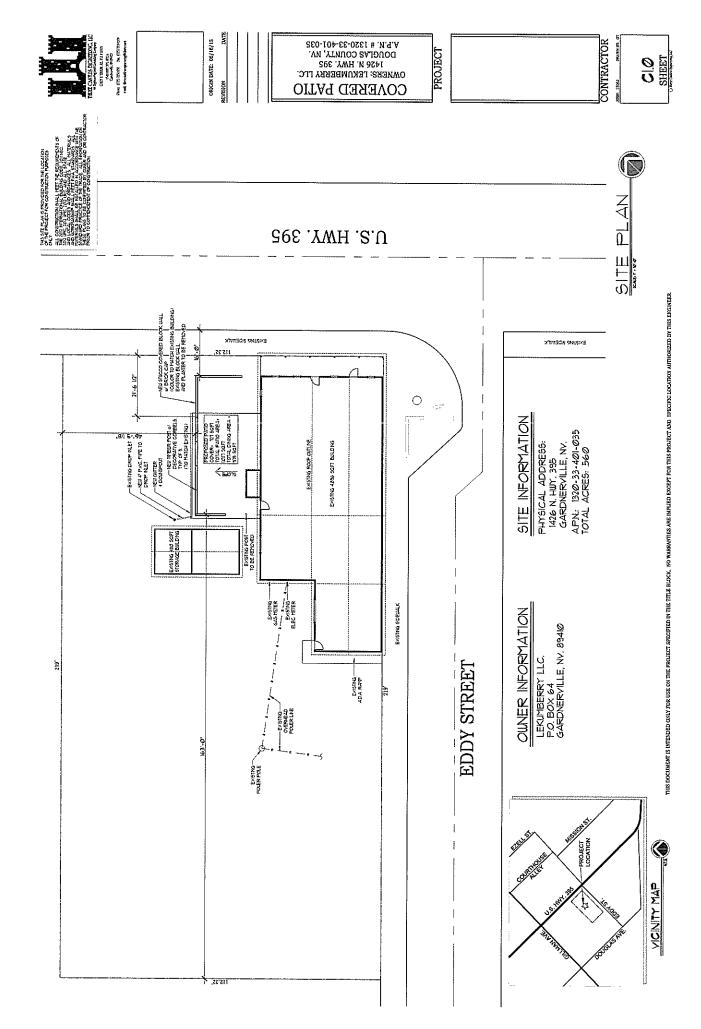


Lloyd Higuera , Chairman Mary Wenner, Vice Chairman Cassandra Jones, Board Member Ken Miller, Board Member Linda Slater, Board Member

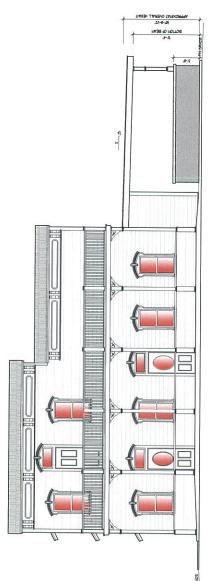
This truck has outriggers and that will only slow the work down along the highway when installing Christmas lights and plants OR when setting up to work on street lights.

H. Office Items:

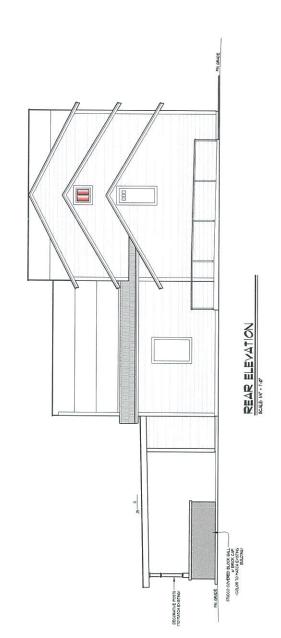
- Cost allocation and the agreement is finally done.
- Reviewed the county priority based budgeting forms, Thank you Carol for getting those all set up and updated.
- Attended the Economic Development Committee where we discussed the connectivity plan and bill presentation from the chamber perspective, and is included in my report packet.
- Craig, Geoff and I interviewed for the two open positions. Both applicants accepted the job. Waiting on one background and we will be hiring our seasonal.
- Ordered an 8" Samsung tablet to record our inventory on and try out other work order processes. My cell phone is now just my personal number.
- Carol and I met with Charlie Donahue from the Q1 program to coordinate the grant draw request, what he
 will require and the format he wants the paperwork in. Carol has prepared the information and is ready
 for Impact Construction bills and documentation in order to speed up the draw review process.
- Attended a coordination meeting with GOED on the CDBG application for the Gardnerville Station, and I
 went over the overall plan for that section of the highway.
- I signed an agreement that Mike Rowe updated for Roger Hyytinen, the structural engineer who will be doing the engineering plans on the barns.
- Lloyd and I met with the Town of Minden, Douglas County managers and board members on the cost allocation and proposed interlocal agreement. This is finally on the agenda. We need to rescind the past board action if you are all agreeable to the compromise of paying for the enterprise funds only.
- No word yet on the Old Gym Playhouse.
- Volunteered at the airshow both days for Bobbie Thompson.
- Ordered a new Bobcat brush hog to replace our current tired and worn out one. It is what we use to mow
 the open space. Mike has tried fixing the old one. It structurally has failed this time.
- I met with two local gentlemen interested in the property around Heritage Park for a large MFR apartment complex project. I have given them the plan for prosperity, and the town design guidelines to review. We have set up another meeting next week on site to review the issues I feel they will have changing the site from Commercial to MFR. Please let me know of your concerns or ideas as well.
- Also, there are rumblings and a report going around with some grave concerns for Gardnerville flooding in
 the next large Carson river flooding event over the river eroding away the east bank of the Carson River
 upstream of the end of the dyke or levy that was constructed back in the late 60's after Gardnerville
 flooded three times in a 6 or 8 year period. Is this something we should bring back to discuss
 further?











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CONTRACTOR

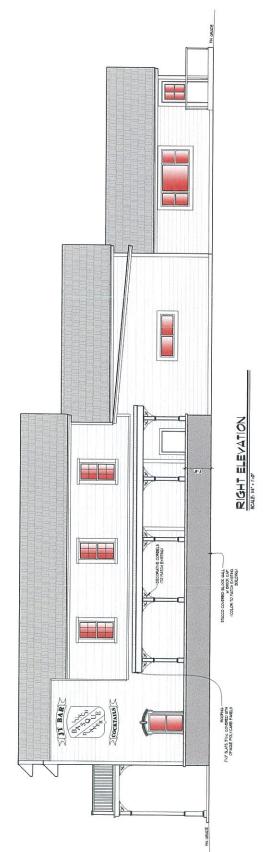
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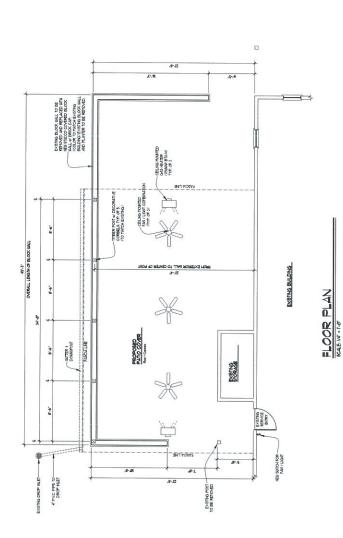
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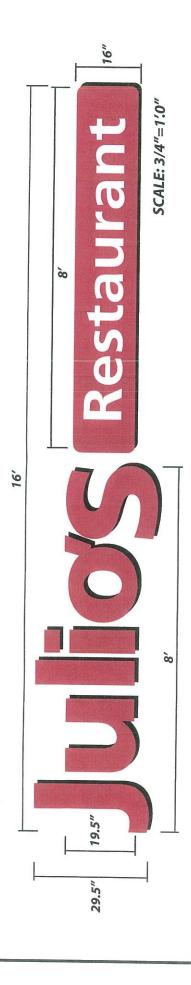


ORIGIN DATE: 06/16/15





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SIGN DETAIL

Channel Letters and Word Box

MOUNTING.

Flush to building

RECEIVED

DOUGLAS COUNTY COMMUNITY DEVELOPMENT JUL 3 1 2015

1902 IDAHO ST. C.C., NV 775-883-9259 CATHY DEITCH Q. E. CATHY DEITCH Q. E. NV LIC 41583 C-6 LIMIT \$25 000 EXP. NOV. 2015

1328 HWY 395 N, Ste 303 GARDNERVILLE, NV. 89410 APN:1220-04-604-013 JULIOS RESTAURANT

PAGE: 1

ALPINE SIGNS

BB

Restaurant PROJECT

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

Element JULIOS RESTAURANT 7-28-15 9022 Project No: Date:

1328 HWY 395 N. Ste 303 GARDNERVILLE, NV. 89410 Location:

UST SMILES

JIOS Restaurant

ALON DE SPA

16

13,

Listing Details - Stock#15852

ETI ETC37IH - 2010 Dodge Ram 5500 - 4x4



Boom Information Bucket Truck

Make

Model

ETC37IH

Working Height(ft)

42

Classification

Insulated

4x4

Options

Articulating Telescopic Hydraulically Leveled Bucket

Air Conditioning

Continuous Rotation

Fiberglass Bucket

Bucket Rotator -

AM/FM Radio

Single Handle Upper Control

Vehicle Information

Make

Dodge

Model

Ram 5500

Year

2010

Driveline

4X4

Engine

6.7L Cummins

Transmission Fuel

Automatic

Diesel

Mileage

113,785-

200 Single Man Bucket

Tool Circuits at Platform

Cruise Control

Start/Stop at Upper Controls

300 lb Bucket Capacity Hydraulic Brakes

Block Heater

D.C. Emergency Lowering

General Information

Stock# 15852

Price

\$69,900.00

DELIVERED

Location

Bryan, TX

7200 Jack Newell Blvd S Ft Worth, TX 76118 (682) 200- 6999 www.UtilityFleetSales.com



2801 N. Earl Rudder Frwy Bryan, TX 77803 (979) 778-0700 www.BucketTrucks.com

			UTILITY	FLEE7	[INVO	ICE		
Company: Address: Contact:	Town of Gardner 1407 Hwy 395 N Gardenerville, N Tom Dallaire	l	Buyer Information	County: D.O.B.: DL #: SS/Tax I.D.:	Douglas		Order #: Date: P.O. #: Terms: Rep:	15852 8/27/2015 CBD Duane Edington
Phone: Alt. Phone:	775-782-7134	Fəx: Email:	tdallaire@co.dougla	as.nv.us				
STOCK #		EAR 1010	MAKE		MODEL		VIN	
		J10	Dodge		Ram 5500 4x4		3D6WD7	7EL8AG118461
UNIT/BODY ETI	/ MAKE		UNIT/BODY MODEL				UNIT/BODY	
EII			ETC37IH				s/n: 1209C7	77460
License:	N/A Odor	meter Reading:	113,785				NEW	XUSED
Chassis Spe	cs:				Cur	Sales Pi Net Trade Allowa Istomer Cash/Factory Reb Subto	ance: pate:	\$69,900.00 \$0.00 \$0.00 \$69,900.00
Unit/Body S	ipecs:					Sales	Tax: Title: tion:	403,300.00
		Trade Vehicle In	nformation		1	License i Doc i		\$75.00
Vehicle: VIN: Odometer:			Allowance: Payoff: Net Trade:	\$0.00		Inventory Inventory Diesel [*] Extended Warra	Tax: Tax:	\$0.00
Good Until:			itee fraue.	40.00			•	42.01r.00
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				;		Subto Down Payme		9/1,3
SHIP TO ADI	DRESS	Same As A	Above		PLEASE	Balance D		\$71,990.08 ET SALES
					1 ,	*D - alex DOES NOT		27 21
			e to New Equipment			*Dealer DOES NOT, manufacturer's sp equipment. Refer t	pecifications of a	any upfitted
			EHICLE (CHASSIS AND EQUIPA		'	DE U.S.		

UNDERSTAND THAT THE DEALER IS NOT REQUIRED TO MAKE ANY REPAIRS AFTER I BUY THIS

VEHICLE. I WILL HAVE TO PAY FOR ANY REPAIRS THIS VEHICLE WILL NEED. Tom Dallaire 8/27/2015

Buyer Signature

Buyer Printed Name

Date

DEALER MAY RECEIVE A FEE, COMMISSION, OR OTHER COMPENSATION FOR PROVIDING, PROCURING, OR ARRANGING FINANCING FOR THE RETAIL PURCHASE OR LEASE OF A MOTOR VEHICLE, FOR WHICH THE CUSTOMER MAY BE RESPONSIBLE.

ALL PRIOR ORAL STATEMENTS, NEGOTIATIONS, COMMUNICATIONS, OR REPRESENTATIONS ABOUT THE PRODUCTS SOLD HEREUNDER ARE SUPERSEDED BY THIS DOCUMENT, AND, IF NOT EXPRESSLY STATED HEREIN, ARE NOT BINDING. THIS CONTRACT IS SUBJECT ONLY TO THE LAWS OF THE STATE OF TEXAS.

By signing below, you acknowledge that you have read all pages of this contract. You also acknowledge: (1) Receipt of a true and completely filled in copy of all pages of this contract at the time you sign it and (2) Receipt of a copy of the arbitration agreement pertaining to this contract, if Arbitration is agreed upon. (3)Purchaser certifies he/she is of legal age to purchase a motor vehicle and has a valid license to operate the vehicle sold hereunder (4)Purchaser is aware that contract is executed and agreed to in Bryan, TX (Brazos County) and is subject to the Laws of the State of Texas.

Tom Dallaire 8/27/2015 **Duane Edington** 8/27/2015 Buyer Signature **Buyer Printed Name** Date Dealership Representative

Listing Details - Stock#14590

Altec L37MH - 2011 Dodge Ram 5500 - 4x4



Boom Information Bucket Truck

Make

Altec

Model

L37MH

Working Height(ft)

42

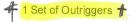
Classification

Insulated

4x4

Options

1,000 lb Material Handler Single Man Bucket



Cruise Control

AM/FM Radio w/ CD Player

Over Center 350 lb Bucket Capacity

Pintle Hitch

Block Heater

Vehicle Information

Make Dodge

Model

Ram 5500

Year

2011 4X4

Driveline Engine

6.7L Cummins

. 7

Transmission

Automatic

Fuel

Diesel

Mileage

112,502

Articulating

Hydraulically Leveled Bucket

Hydraulic Brakes

Continuous Rotation

Fiberglass Bucket Bucket Rotator

Air Conditioning

Single Handle Upper Control

General Information

Stock# 14590

Price

\$84,900.00 **DELIVERED**

Location

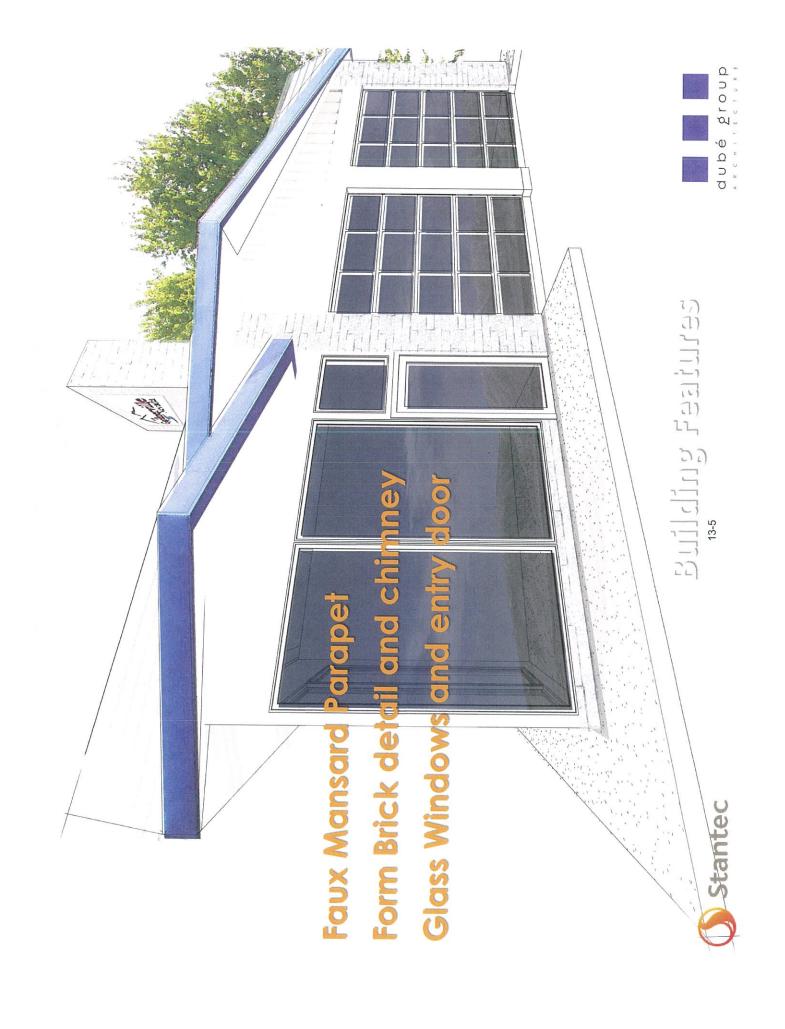
Bryan, TX

Gardnerville (Eagle Gas) Station Redevelopment

Board Approved Design Concept
August 5, 2015







Community Workshop Summer/

- Meeting Held Saturday, June 27, 2015
- 22 Attendees, including Town staff and consultant team
- 4 Building Color options, 4 screen wall options and 3 monument wall sign options presented
- All design concepts well received
- Two color palette options received equal votes
- Preference for a screen wall that includes brick and wood
- Unanimous support for curved monument wall
- Discussion about monument sign text







References Material











dubé proup



Town Board Approved Color Concept



Stantec

LIGHT VERSION 2





PAINT



WALL UNDER ROOF, 1478 HORIZON











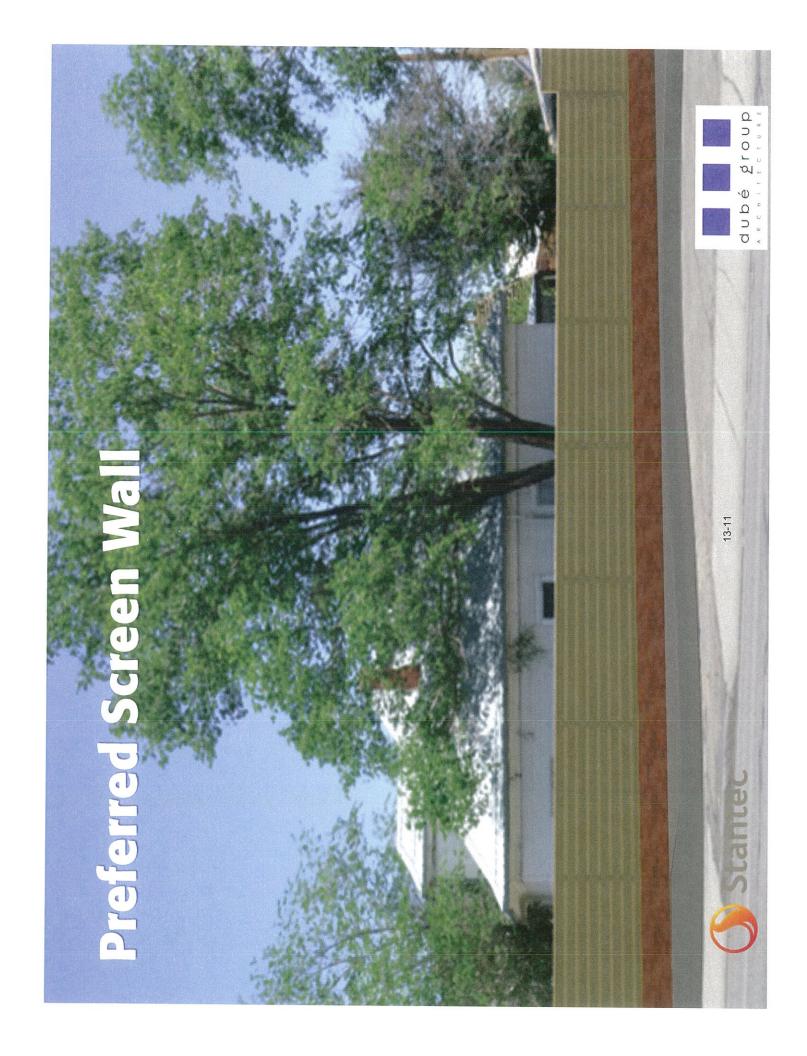
Preferred Monument Sign

- 7 Brick columns approximately 2'x4' high
- Placed in a curved fashion at the corner of Mission Street
- Raised Metal "WELCOME" Letters
- Brushed Metal Band with Raised Letters "Main Street Gardnerville"









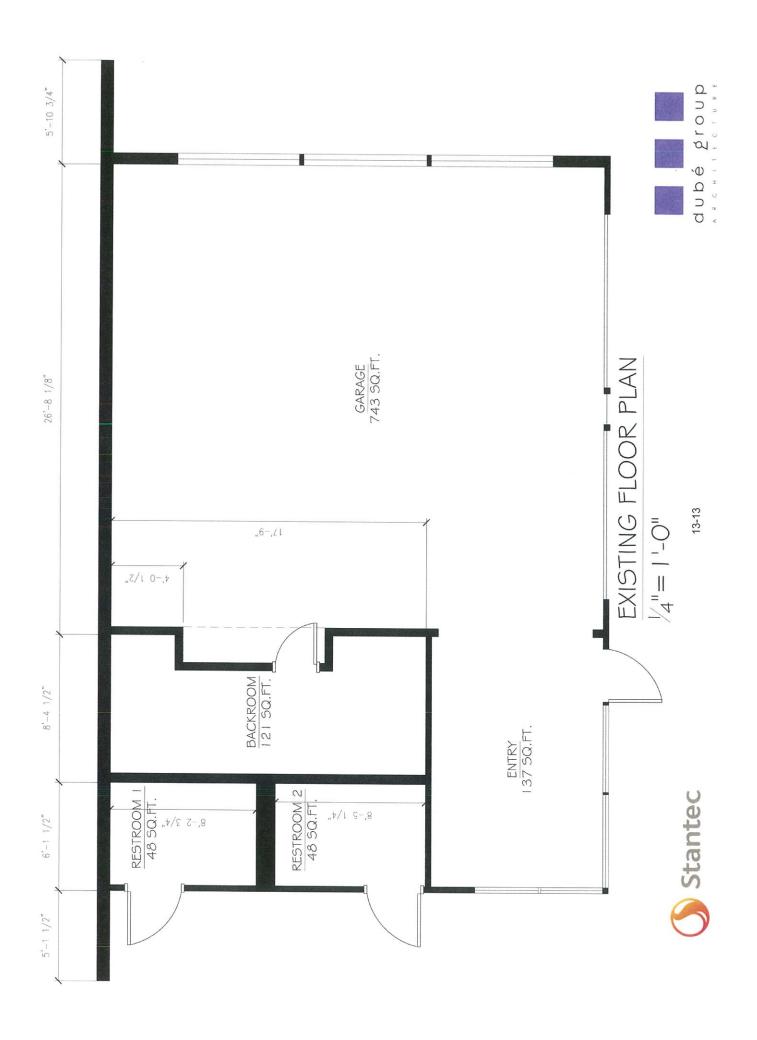
Preferred Interpretive Panel Concept

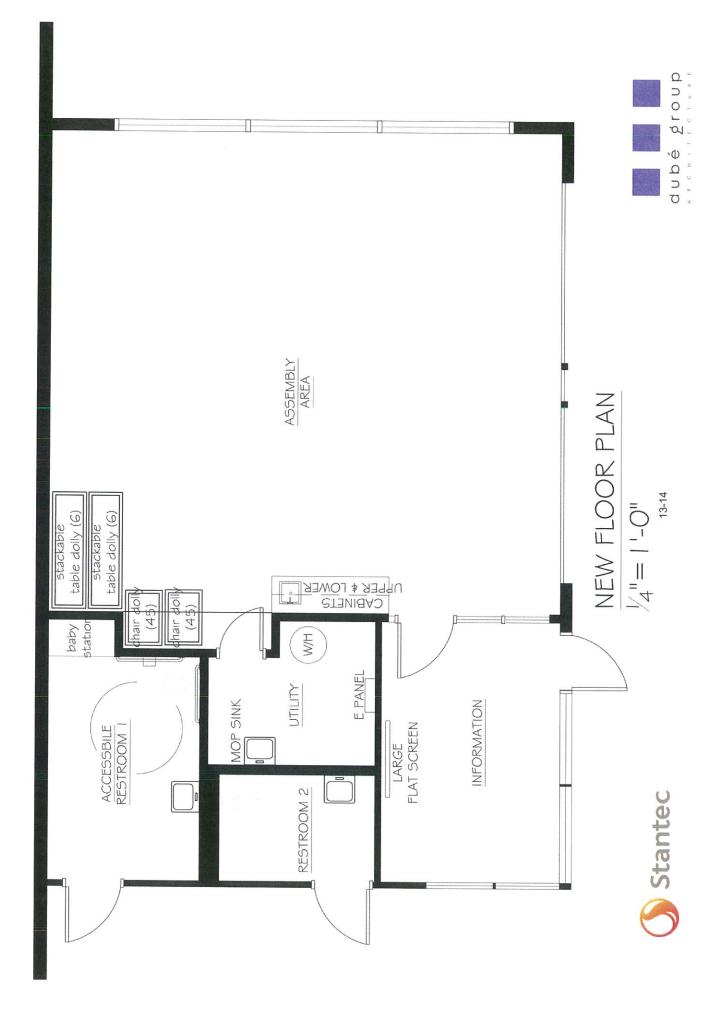


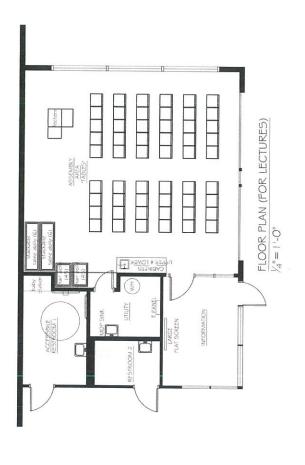


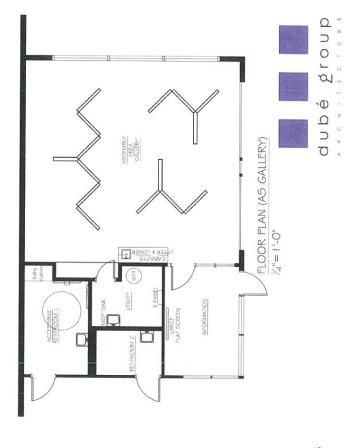










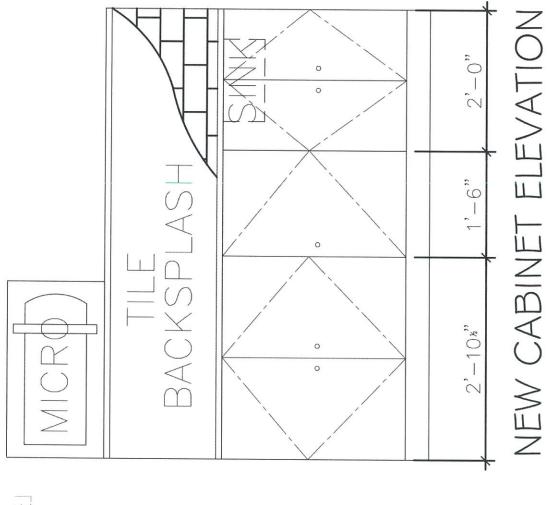








SHELVES





 $\frac{1}{4} = 1^{-0} = 1^{-16}$







group crup

d U b é





MATRIX STACK CHAIR 1.VERALL DIMENSIONS: 19-1/2"W x 19-1/4"D x 32-2/4"H MANUFACTURER: KI



CHAIR DOLLY FOR MATRIX STACKING CHAIRS HAS 5" CASTERS, STACKS UP TO 45 CHAIRS HIGH (79" HEIGHT) MANUFACTURER: KI



SMART TABLE FOLDING LEG RECTANGUAR TABLE OVERALL DIMENSIONS: $72^{\prime\prime\prime}$ W x $_28^{\prime\prime\prime}$ D x $_24^{\prime\prime\prime}$ H MANUFACTURER: ABCO OFFICE FURNITURE INC.

Stantec



TABLE TRUCK FOR SMART TABLE HOLDS UPS TO & RECTANGULAR FOLDING LEG SMART TABLES 48" TO 72" LONG





SMART CART NON-SOUND LECTERN OVERALL DIMENSIONS: 28"W x 21"D x 41"H MANUFACTURER: OKLAHOMA SOUND CORP



ACCESS/SENES V ELECTRIC PROJECTION SCREEN
CASE DIMENSIONS: 8-1/16" W X 7-3/16"H (INCLUDING
FLANGE AND MOUNTING BRACKTETS; 12" DROP (MORE
PROP AVAILABLE UPON REQUEST)
MANUFACTURER: DRAPER, INC



CONNECTABLE
OVERALL FOOTPRINT: 10' 9-5/16"W x 4'6"L (INCLUDING
CANOPY)
MANUFACTURER: CARRIERCLASS GREEN INFRASTRUCTURE





MILA-WALL FREESTANDING MODULAR WALL SYSTEM FOR USE IN GALLERIES MANUFACTURER: MBA DESIGN AND DISPLAY CORP.



INTERIOR STORE FRONT



Opinion of Probable Cost

Project Phase Item Description Co 2A 2, 3, 7, 8, 9, 10, 12, 22, 23, 26 11 Interior Equipment SUBTOTAL BUILDING Stormdrain Improvements 2 Landscape 2 Landscape 13 PV Canopy SUBTOTAL PROJECT Contractors fee, escalation, 10% contractors fee, escalation, 10% contingency				
2, 3, 7, 8, 9, 10, 12, 22, 23, 26 11 Interior Eq 1 Civil 2 Landscape 13 PV Canopy 13 CONtractors contractors contingenc	Project Phase	ltem	Description	Cost Estimate
2, 3, 7, 8, 9, 10, 12, 22, 23, 26 11 Interior Eq 1 Civil 2 Landscape 13 PV Canopy CDs, bonds contractors contingenc	2A		Building Improvements	\$193,628.65
9, 10, 12, 22, 23, 26 11 Interior Eq 11 Civil 2 Landscape 13 PV Canopy Contractors contingenc		2, 3, 7, 8,		
22, 23, 26 11 Interior Eq 11 Stormdrair 2 Landscape 2 Landscape 13 PV Canopy Contractors contractors contingenc		9, 10, 12,		
11 Interior Eq Stormdrair 2 Landscape 13 PV Canopy CDs, bonds contractors contingenc		22, 23, 26		
Stormdrair 1 Civil 2 Landscape 13 PV Canopy CDs, bonds contractors contingenc		11	Interior Equipment	\$25,497.31
1 2 13			SUBTOTAL BUILDING	\$219,125.96
1 13				
1 2 13	28		Stormdrain Improvements	\$190,000.00
1 2 13				
	2C	1	Civil	\$192,460.00
		2	Landscape	\$82,485.00
CDs, bonds, conditions, contractors fee, escalation, 10% contingency OPINION OF PROJECT COST		13	PV Canopy	\$60,461.00
CDs, bonds, conditions, contractors fee, escalation, 10% contingency OPINION OF PROJECT COST			SUBTOTAL PROJECT	\$554,531.96
CDs, bonds, conditions, contractors fee, escalation, 10% contingency OPINION OF PROJECT COST				
CDs, bonds, conditions, contractors fee, escalation, 10% contingency OPINION OF PROJECT COST				
contractors fee, escalation, 10% contingency OPINION OF PROJECT COST			CDs, bonds, conditions,	
contingency OPINION OF PROJECT COST			contractors fee, escalation, 10%	
OPINION OF PROJECT COST			contingency	\$267,699.86
OPINION OF PROJECT COST				
			OPINION OF PROJECT COST	\$822,231.82





Mexit Sitaps

- September Action on CDBG Grant Application – March 2016 Award
- Pursue Funding for next phases
- Rezoning and Design Review by Douglas
- Finalize Section 106 Process
- 5 Stormwater Improvements & NDOT R/W **Dedication**





Gardnerville Town Board AGENDA ACTION SHEET



	committee reports including but not limited to; Carson Valley Arts Council, Nevada League of Cities, and Main Street Gardnerville.	
2.	Recommended Motion: no action Funds Available: Yes N/A	
3.	Department: Administration	
4.	Prepared by: Tom Dallaire	
5.	Meeting Date: September 1, 2015 Time Requested: 10 minutes	
6.	Agenda: Consent Administrative	
Background Information : This report will be information provided by board members to share information about their assigned committees. Presented at meeting.		
7.	Other Agency Review of Action: Douglas County	
8.	Board Action:	
	Approved	

1. Not For Possible Action: Discussion on the Board members activities and liaison



Nevada League of Cities and Municipalities

Tentative Conference Schedule Rainbow Hotel West Wendover, NV October 13 – 15, 2015

Tuesday, October 13, 2015

7:30 - 8:30 POWER I, II

Breakfast Classes Lunch Classes

10:00 Golf Tournament- Toana Vista Golf Course

8:00 – 5:00 Affiliate Meetings

5:00 – 8:00 Welcoming Reception – Toana Vista Golf Course

Putting Contest Chipping Contest Refreshments

Wednesday, October 14, 2015

7:30 - 8:30 Continental Breakfast

7:30 - 8:30 Mayor's Breakfast (Invitation Only)

8:40 Bus to Peppermill Concert Hall

9:00 – 11:30 Opening General Session – Concert Hall

Invocation

Presentation of Colors Opening Ceremonies President's Address Keynote Speaker

11:35 Bus to Rainbow Hotel

12:00 – 1:30	Luncheon Luncheon Program Preview of Afternoon and Evening Schedule
1:45 – 3:15	Educational Sessions 1A – The Business of Marijuana 1B – Getting along with Businesses
3:30 – 4:45	2A – Adapting to Drought Conditions 2B – Being Involved in Public Lands Planning
5:30 – 9:00	Host City Event 1940's USO Show at the Historic Wendover Airfield Service Club Hosted by the City of West Wendover
Thursday, O	ectober 15, 2015
7:30 – 8:30	Continental Breakfast Executive Committee Breakfast (Invitation Only)
8:40	Bus to Peppermill Concert Hall
9:00 – 11:45	General Session – Concert Hall Welcome Panel Discussion on Limited Home Rule Vice President's Address Keynote Speaker
11:50	Bus to Rainbow Hotel
12:00 – 1:30	Luncheon/Banquet Guest Speaker Awards Presentation
1:45 – 3:15	Educational Sessions 3A – Keeping City Hall Safe 3B – Homeless Veterans
3:30 – 5:00	Annual Membership Meeting – West Wendover City Hall Agenda TBD
5:30 – 8:30	Post Conference Reception – City Hall Refreshments Entertainment by Road Hard