



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, December 1, 2015

4:30 p.m.

Gardnerville Town Hall

MISSION STATEMENT

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

Copies of the finalized agenda were posted on November 24, 2015, on or before the third day prior to the meeting date, by Carol Louthan, Office Manager Signed: Carol Louthan: In accordance with NRS Chapter 241 at following locations;

Gardnerville Town Offices, 1407 HWY 395 N, Gardnerville NV 89410 at 8:45 A.M.

Gardnerville Post Office, 1267 US HWY 395 #L, Gardnerville NV 89410 at 8:35 A.M.

Carson Valley Chamber of Commerce, 1477 Hwy 395 N, Gardnerville NV 89410 at 8:17 A.M.

Douglas County Historic Courthouse, 1616 Bth Street, Minden NV 89423, at 8:25 A.M. and on the Internet at www.gardnerville-nv.gov.

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. All items shall include discussion and possible action to approve, modify, deny, or continue.

Notice: "Any invocation that may be offered before the official start of the Board meeting shall be the voluntary offering of a private citizen, to and for the benefit of the Board. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Board and do not necessarily represent the religious beliefs or views of the Board in part or as a whole. No member of the community is required to attend or participate in the invocation and such decision will have no impact on their right to actively participate in the business of the Board. Copies of the policy governing invocations and setting forth the procedure to have a volunteer deliver an Invocation are available upon written request submitted to the Town Board of Gardnerville"

INVOCATION – Rich Lamay, High Sierra Fellowship

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

PLEDGE OF ALLEGIANCE – Lloyd Higuera

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:

November 3, 2015 Regular Board meeting, with public comment prior to Board action.



GARDNERVILLE TOWN BOARD MEETING AGENDA – CONT'D

CONSENT CALENDAR FOR POSSIBLE ACTION

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

1. **For Possible Action:** Correspondence
2. **For Possible Action:** Health and Sanitation & Public Works Departments Monthly Report of activities
3. **For Possible Action:** Approve November 2015 claims
4. **For Possible Action:** Approve Health and Sanitation write-offs
5. **For Possible Action:** Approve the urban forestry annual work plan update, with public comment prior to Board action.

ADMINISTRATIVE AGENDA

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

6. **Not for Possible Action:** Discussion on the Main Street Program Manager's Monthly Report of activities for November 2015. (approx. 10 minutes)
7. **For Possible Action:** Discussion to approve, approve with modifications or deny a request by Richard L Clark, C/O Hankins Group to annex 3.27 acres to the Town of Gardnerville APN: 1220-10-601-002, located at 1144 N Highway 395 (on the west side of the highway); with public comment prior to board action. (approx. 10 minutes)
8. **For Possible Action:** Discussion on:
 - a. the purchase of one used bucket truck, not to exceed the budgeted amount of \$80,000 for the replacement of the town's 1995 Ford F350 31' boom truck, and
 - b. to approve sending the 1995 Ford boom truck to auction once the replacement bucket truck arrives,authorizing the town manager to sign all the required documentation for the purchase and release of the bucket trucks; with public comment prior to board action. (approx. 10 minutes)
9. **Not For Possible Action:** Discussion on the Town Attorney's Monthly Report of activities for November 2015. (approx. 5 minutes)
Not For Possible Action: Discussion on the Town Manager's Monthly Report of activities for November 2015. (approx. 10 minutes)
10. **For Possible Action:** Discussion and election of Chair and Vice Chair of the Gardnerville Town Board for the calendar year 2016.
 - a. Election of Gardnerville Town Board Chairman for the 2016 calendar year; with public comment prior to Board action.
 - b. Election of Gardnerville Town Board Vice-Chairman for the 2016 calendar year; with public comment prior to Board action. (approx. 10 minutes).
11. **For Possible Action:** Discussion on Town Board member appointments to represent the Town of Gardnerville and to be the Town Board liaison for the following boards:
 - a. Main Street Gardnerville Board of Directors
 - b. Carson Valley Arts Council
 - c. Nevada League of Cities,with public comment prior to Board action. (approx. 10 minutes).

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

Adjourn

Gardnerville Christmas Kickoff – December 3, 2015 5:30 pm

Parade of Lights – December 5, 2015

Gardnerville Town Board Meeting – January 5, 2016



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

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, November 3, 2015

4:30 p.m.

Gardnerville Town Hall

INVOCATION – Carl Dahlen, Christ Presbyterian Church

4:30 P.M. Chairman Higuera called the meeting to order and made the determination a quorum is present.

Present:

Lloyd Higuera, Chairman
Mary Wenner, Vice-Chairman
Cassandra Jones (4:36 p.m.)
Ken Miller
Linda Slater

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

PLEDGE OF ALLEGIANCE – The Pledge of Allegiance was led by Linda Slater.

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.

No 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.

Mr. Rowe expressed Mrs. Jones' concerns about the appointment of Meredith Fischer the Main Street Board of Directors. She happens to be a client of Cassandra's. I informed her there was no conflict. She wanted board members to know that Meredith Fischer is a client of hers. I advised her to disclose that, but I did it for her.

Motion Wenner/Miller to approve the agenda.

No public comment.

Motion carried unanimously with Board Member Jones absent.

FOR POSSIBLE ACTION: APPROVAL OF PREVIOUS MINUTES:

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

Motion Slater/Wenner to approve the previous minutes of October 6, 2015.

No public comment.

Motion carried with Board Member Jones absent.

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**

Read and noted.

2. **For Possible Action:** Health and Sanitation & Public Works Departments Monthly Report of activities
Accepted.
3. **For Possible Action:** Approve October 2015 claims
Approved.
4. **For Possible Action:** Recommend approval of a Douglas County Outdoor Festival Entertainment Event Application by Carson Valley Chamber of Commerce for the 20th Annual Parade of Lights, December 5, 2015 starting at Heritage Park and ending in Minden Park, and a waiver of associated street closure fees by Town of Gardnerville. This event includes closures of the following Town maintained streets from 3:00 p.m. to 8:00 p.m.: Gilman, South Ezell Street and Eddy Street.
Recommend approval.
5. Approve appointment of Meredith Fischer to the Main Street Board of Directors. Meredith Fisher will serve until June 30, 2016, to fill the vacancy left by Dorette Caldana, and then she will have the option of continuing on the board for a three year term at that time.
Approved.
6. Approval use of Heritage Park for Coffin Races on October 8th, 2016 weather permitting and tentatively reserve the park for the 15th, 2016 of October should the weather not cooperate on the 8th.
Approved.

(Cassandra Jones joined the meeting at 4:36 p.m.)

Mr. Miller would like to add the year 2016 to item 6.

Motion Wenner/Slater to approve the consent calendar with the changing of the year for item 6.

No public comment.

Motion carried unanimously.

ADMINISTRATIVE AGENDA


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

7.  **Not for Possible Action:** presentation by Zack Laningham on his Eagle Scout project where he led the effort to replace the landscaping along the eastside Waterloo islands.

Mr. Laningham gave a power point presentation on his Eagle Scout project. The project was on October 3rd and October 10th.

Board members thought it looked very good. Board members thanked Mr. Laningham.

Mr. Laningham mentioned there were over 130 hours of volunteer time.

8.  **Not for Possible Action:** presentation by Aziz Syammach on his Eagle Scout project where he led the effort to replace the landscaping ground cover at the town administrative Office.

Mr. Syammach gave a power point presentation on his Eagle Scout project. We had around 25 people that volunteered on September 26.

Board members thanked Mr. Syammach.

Mr. Rowe asked what troops the boys are from.

Mr. Laningham answered he is from Troop 140.


Mr. Syammach answered he is from Troop 240.

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

Mrs. Lochridge reported we wrapped up the wine walk season. We had a Harvest Festival in conjunction with the East Fork Gallery's Scarecrow Festival. We thought we were going to cancel the Slaughterhouse Lane Coffin Races three weeks before it was to be held. We ended up getting 13 entries. A lot of people are excited about next year. Thank you for approving using the park again next year. We don't know if we're going to do the same thing as last year where we just close Ezell or if we will close Courthouse also. It all depends on the number of entries. In your board packet you will see some photos. The Lowe's representatives were here to work on the Heritage Park Gardens project. They did a fantastic job. They will still be building frames for the sidewalk gallery. The Basque mural has finally been approved for placement. Walter and Walter Construction will donate their labor, framing, lumber and fasteners to install the mural. Ahern is donating the scissor lift. We are hoping it will be up by the end of November, but definitely by the end of the year. The design committee held a bench dedication in honor of Roger Sandmeier. We have another bench dedication that should be happening within the next month or so, once the bench arrives. You will see some media articles in your packet. We had 60 students write thank you cards after they toured the garden. Our volunteers invited the teacher and students back. They did some projects and received items to take home with them. They were very excited.

Mr. Rowe congratulated Main Street on being Best NonProfit Organization.


Mrs. Lochridge was excited about that. Carol Sandmeier was named best volunteer.

10.  **For Possible Action:** Discussion on approving the previously submitted Community Development Block Grant application to Douglas County for the County Commissioners consideration of the Gardnerville Station Project for the rehabilitation of the existing building, including preparing the construction documents for the county design review process, preparing construction plans, and performing the construction of the building rehabilitation, with an application amount of \$294,000, including a \$25,000 match from the Town; with public comment prior to board action.

Mr. Dallaire reported Bramco has submitted the permit to remove the tanks. That should be done by the end of the year. We did get NDEP approval for closeout on the heating oil tanks. The CDBG is the next step for 2016. Stantec did a great job on the plans. Dube Architects did the preliminary plans on the building. We submitted the plans based on the budget created by Stantec and Dube. We won't know until May or June of 2016 how much of the CDBG funds will be allocated. I just need your approval before we go to the county commissioners on Thursday. There were four applications, in addition to ours, that are going to the county commissioners this year. We didn't apply last year. This is just getting your support on the application and then we can move forward with the process. On December 3rd the commissioners will award the projects. Candace Stowell will represent us there.

No public comment.

Motion Miller/Slater to approve the previously submitted county development block grant application to Douglas County for the county commissioners consideration of the Gardnerville Station project for rehab of the existing building including preparing the construction documents for the county design review process, preparing construction plans and performing the construction of building rehabilitation with an application amount of \$294,000, including a \$25,000 match from the town. Motion carried unanimously.

11.  **For Possible Action:** Discussion on the purchase of one used bucket truck not to exceed the budgeted amount of \$80,000 for the replacement of the town's 1995 Ford F350 31' boom truck, to also include approving the 1995 Ford boom truck to be sent to auction once the replacement bucket truck arrives, authorizing the town manager to sign all the required documentation for the purchase and release of both bucket trucks; with public comment prior to board action.

Mr. Dallaire put out the request for proposals. We received four, but one was late. I did find out Monday that when you look at the picture on A5 the bucket doesn't twist around the end of the boom. It helps when they are in the middle of tree branches. They can get closer to one side or another. Since the opening another one has shown up. It's a 2009 Dodge that has the bucket we want. Is this something we can move to next month?

Mr. Rowe recalls we had a deadline.

Chairman Higuera would prefer to continue it.

Mr. Dallaire is hoping we can work with these guys. There are two other trucks that are available now. The longer we wait they sell the trucks before we can get them.

Mr. Rowe is concerned because we did establish the deadline.

Mrs. Jones thought it looked like the two we are the most interested in are the ones we found after the deadline.

Chairman Higuera believed Tom knows what he wants. Should we take a different approach and authorize a dollar amount?

Mrs. Jones commented because of the size of the purchase we have to authorize a specific purchase.

Chairman Higuera concurred with Tom. The timing is everything on this. Maybe a special meeting is the way we go.

Vice-Chairwoman Wenner asked if we can reopen the bid.

Mr. Dallaire can post it again in the newspaper.

Mrs. Slater suggested declining all of these on the fact they don't meet the criteria.

Mr. Rowe advised you are not required to award. You can reject all bids and go back out.


Mr. Barry Jones, Carson Valley Movers, would ask you consider a 2009 or newer with def fuel to meet federal or California standards. The motors run a year behind on the cab and chassis model. It boils down to what the town can afford. I would go with the environmental aspect of it and get a 2009 or newer.

Mrs. Slater asked if there is anything that would not allow us to notify these people to reapply. That we are turning this group down and encourage them to reapply.

Mr. Rowe answered Tom can communicate that to them. In reviewing the RFP's we said the board reserved the right to reject any and all proposals. That would be the motion coupled with direction to re-notice and have it on the December agenda.

No further public comment.

Motion Jones/Slater to reject the three timely bids as not meeting our equipment criteria and authorize the town manager to reopen the bidding process so that this matter can be resubmitted to us on next month's agenda. Motion carried unanimously.


12.  **For Possible Action: Discussion on selecting one of five firms who responded to the request for qualifications 2015-01 to perform the surveying, engineering, and construction management services for the town project; 395 Crosswalks upgrade project, and authorizing the town manager negotiate and sign contractual agreement with the selected firm; with public comment prior to board action.**

Mr. Dallaire went out for proposals. We gave three and a half weeks to respond. We received five responses: Nichols Consulting, RCI, Rob Anderson, Lumos & Associates and Wood Rodgers. I delivered copies of the proposals to Tonia, the project manager at NDOT, and she scored them as well. We put the committee together: Geoff Lloyd Tom and Tonia. Everybody was very close on all the scores. Any of the firms would be great. Lumos and Associates came out on top with Wood Rodgers right below that. I finished this morning and the recommendation is Lumos and Associates.

Chairman Higuera thought they were all very close. Any one of the five could do the job. Lumos had a very good presentation. I think they would be an excellent choice.

No public comment.

Motion Wenner/Jones to select the Lumos & Associates firm to provide the design and survey services to the town for the 395 crosswalk upgrade project, authorizing the town manager to negotiate and sign the contractual agreement. Motion carried unanimously.

13.  For Possible Action: Discussion and provide direction to town staff to pursue creating a Dog Park at the Virginia Ranch detention pond, approving the staff to proceed with purchasing (max \$6000) and installing the proposed dog park sign; with public comment prior to board action.

Mr. Dallaire has a memo from Mr. Jones who has a concern about the park. If it is actually a park it could limit his property development plans for the future. Some other issues Mr. Jones brought up were people are using the area for walking their dogs and they are letting them loose. The dogs are wandering over to his shop when he is outside and jumping on his forklift. He is wondering about a fence between the two or making a leash rule. I'm not sure we can enforce the leash rule, but we can put it on the sign. The access street is having a lot of issues with people driving through Mr. Jones lot to Service Drive. He has blocked off the access with his trucks. He would like the curbs painted, put signage up or both. We did order a private drive/not a through street sign. I am looking for direction.

Mr. Miller asked if we need to call it a park.

Mr. Dallaire does not know that we need to have dog park on the sign. I think canine corral is sufficient. That area is a storm drain. I want to make sure that is first and foremost. This is basically a five year plan. Is this still something you want to do? This is an idea Mrs. Slater brought forth two years ago. The other thing is picking up dog feces for those that don't. We can contract with a company in town to pick up the feces. I don't know if that is something our staff needs to add to their list. If we pick it up there, we will have to pick it up everywhere else. Maybe if residents realize we are spending taxpayer money on dog feces removal they will pick it up. When we order benches we would order enough to replace the blue Wal Mart benches at either end. We also want to do a future dogipot on the bottom by the grass, a bench and a tree.

Vice-Chairwoman Wenner asked if the plan was to have a fence around it.

Mr. Dallaire had thought eventually there would be. Google maps shows the road going through the access road. It will eventually be a drive aisle to Mr. Jones' property.

Chairman Higuera asked if what Mr. Dallaire needs direction on is do we want to make that a secondary dog park. We obviously have a lot of the issues to work through with staff.

Mr. Dallaire felt we can get through a lot of the issues with the planning department. Making sure the park part doesn't affect Barry's property. Get Hope involved in this. We can submit for a special use permit to do this officially.

Mrs. Slater suggested a sign that says "not a through street." As for the personal property, that would be up to the owners to post no trespassing signs.

Mrs. Jones suggested if we're trying to move traffic away from his access road maybe the regulations and signage should be somewhere else. Maybe we should move the signs to the corner where someone could park.

Mr. Miller would put an entrance over by the bench and pergola on the other side.

Mr. Dallaire shared there is already a bench and pergola there.

Mrs. Slater believed if you don't fence this you are not truly advertising that it is a dog park. But you're putting a sign up that allows them to go over there. I don't know you would want to put up all your fences.

Mr. Dallaire thought a four foot fence in the dg area.

Vice-Chairwoman Wenner pointed out the animals are going to destroy any shrubbery or grass.

Mrs. Slater agrees with Ken. If you removed this area (pointing) put a sign here on the short street "not a through street"; leave this one here and put the sign up on Grant. Leave this open as it is.

Mr. Miller added it is close to the crosswalk too.

Mrs. Slater had a conversation with some ladies that bring their dogs to Gardner Park. I told them we were discussing the area south of town and she asked if it does go forward she would like to see an ad in the paper so she can start working toward getting donations for the park.

Public comment.

Mr. Jones was 100 percent behind this when it was first mentioned. My vision at that time was possibly having the Carson Valley Lions Canine Park or something like that. For my property to have restrictions after a park was there raised red flags. I can't do things with the property. For instance, a Dottie's Casino couldn't go in there. You can't do any of that if that was coming my way. In Carson City there is a Dottie's in front of Wal Mart. I wouldn't want to have it be less value for what we have today. I know it's a tough decision about parks. My relatives bought Sheridan Acres and subdivided it. At that time my uncle donated some land and it was earmarked park. Still to this day nothing has ever been done with this park. It just raises red flags when we talk about parks. Now that I've owned this property I have grown into it and some of it is sentimental value. As far as the issues and problems, I contacted the front counter at the planning department. If it is a gathering of people like a park, it is a park. So I don't know how much of a battle it will be, but I am not saying no. The negative side is Wal Mart and Golden Gate have the trash that comes along with it. There are a few people that camped on my property and left their garbage. I'm willing to work with you to do whatever I can to make it work. But we need some due diligence with Douglas County, the Joneses and Town of Gardnerville.

Vice-Chairwoman Wenner understands about the fence. You don't want to run over somebody's dog either. If the dog is over there and you don't see it you don't want to be sued for running over somebody's dog.

Mr. Miller appreciates the comments.

Mr. Jones thanked the board for their service.

No further public comment.

Chairman Higuera thought Mr. Dallaire did a good job of putting down Mr. Jones' concerns. We would stay in touch with him as we progress, if we decide to progress.

Mr. Dallaire noted this is just about signage. We don't have an overall plan on what this would look like.

Mr. Miller asked if we need a sign at this time.

Mr. Dallaire doesn't have to put a sign in now.

Mrs. Slater asked if we need to talk to the county first.

Chairman Higuera thought the action would be to direct town staff to pursue creating this and bring it back.

Mrs. Jones agreed. The board has a lot of ideas but hasn't coordinated with the county to see what the consequences are. We don't have an overall plan. My concern would be spending roughly \$6,000 on a sign when we don't know if we need a fence. I would like to keep the end in mind. It sounds like we need to address Barry's access road and protect his access and private drive aisle before we start trying to draw in people.


Mr. Dallaire clarified the access road is actually on town property. He has an easement. This isn't something we have talked about in a planning meeting. We've talked about the idea.

Mrs. Jones read the materials and I thought a five year development plan to fully develop makes sense. But we should still know at the end of five years what it is supposed to look like. The idea of, maybe not an enclosed fence or solid fence, but maybe something open like a wrought iron fence. Something between the detention pond and Barry's land big enough to be very clear as a border and yet still small enough that the 40 pound dogs aren't going to squeeze in there. The average family dog is not going to worm its way in there. Another option may be a second path down into the green space. When we're done five years from now these are the things we want in the park. Then start working with Hope to see if this is do-able within the special permit process.

Mr. Jones commented the planning department said this area is general commercial. The verbiage I heard was general commercial. But Carla looked it up online and it just had retention pond.

Mr. Dallaire replied the master plan might be general, but it's zoned public facility.

Motion Miller/Slater that we have town staff pursue creating a dog facility at the Virginia Ranch detention pond. Motion carried unanimously.

14.  For Possible Action: Discussion to approve, approve with modifications or revise the town development standards as discussed in last month's meeting; with public comment prior to board action.

Mr. Dallaire went back and incorporated the comments. I reformatted a lot of things. This is the clean version. Unless you have any other comments this is what I am proposing.

Chairman Higuera thought Mr. Dallaire did a good job of capturing everything.

No public comment.

Motion Wenner/Jones to approve the revised town standards as previously discussed and presented at last month's meeting. Motion carried unanimously.

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

Mr. Rowe reported we had another crash in the alley between Buckaroo's and the French. The discussion we had the last time happened this time as well. That is, who owns the alley? Who has to maintain the alley? Tom and I agree it is finally time to find out exactly how the alley was created and to whom it was dedicated. In May of 1948 it appears to be created by the map of Mrs. Augustine Borda. But there is no description of the alley. There is no dedication of the alley in maps that we have been able to uncover. If it's our problem we will turn it in to the pool. We don't have a claim from this person that fell. Tom and I had an email conversation over the week with Doug Ritchie and he agrees it is time to figure out who owns it. We have agreed to split the cost of a title search going all the way back. The county manager approved the county paying for half and we will line up a title company. The estimate is about \$500. The county wants to find out if it is their maintenance responsibility and the town wants to find out the same thing. One of the things we discussed was removal of the hump or bump that both women have fallen on. That's an ongoing process. I think we need to find out who owns it once and for all. I took a look at this in 2011. I examined all the maps of record. The Buckaroo's parcel and the French parcel do not include a description of the alley.

Mr. Miller asked if the town owns it can they close the alley.

Mr. Rowe advised that is one of the topics we have been contemplating. In one of our conversations I asked Tom where the patrons of the two bars park and they park in the rear. I think they would object strenuously if we cut off all access. But if we had pedestrian only access and it was maintained in that fashion it might eliminate the problem.

Mrs. Jones pointed out Mr. Rowe mentioned these women tripped on the bumps.

Mr. Rowe added in 2011 and recently it was a pedestrian trip and fall. I don't know if this particular accident or the one in 2011 was exacerbated by the fact that the person that fell was a patron of one or both of those bars. We will get a title search done all the way back. When they do those they produce copies of whatever instruments they find and it would be helpful to know. The ones I have looked at go back to '48. The county has assumed without knowing that it was the town's maintenance responsibility simply because it's in the town.

Mr. Dallaire added the county had a blanket list that all roads in Gardnerville were going to be maintained by the town with the exception of a couple. The alley was not identified as town or county.

Mr. Rowe reported the only other thing out of the routine course of events was we had all the representatives from all the manufacturers of the trash truck in town on the 15th and watched the new trash truck in operation. We're expecting them to get back with us. I haven't heard anything from their counsel yet. No other attorneys were present. It was just the factory representatives that came on the 15th. We were to hear from Amrep what the results of all their computer studies were.

Mr. Dallaire has not heard from them either. Jaired has been running it ever since and is now having some issues with it. He is keeping a log of everything. I asked specifically if Phil, from Cummins, would send us his report. That hasn't happened yet. He did get a report as they were driving to dump the trash at DDI. So on Pine Nut it didn't die totally but it bogged down. Amrep has since replaced a computer control module. All that is warranty work. I haven't heard back from them about an extended warranty.

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

Mr. Dallaire asked if there were any questions. We are working on the Town Record. Is there anything specific you would like to see in the newsletter? We will be at the BOCC a lot the next couple of meetings.

Mrs. Jones asked if December 3 is the kickoff.

Mr. Miller asked what time that would be.

Mr. Dallaire answered Santa arriving and the carriage rides will start at 4:30.

Mr. Miller made about 10 phone calls in regard to donations for fireworks. Some of them said they never got the email. Carol resent quite a few. Hopefully we will get something out of it. I didn't get flat denials. I got a very positive response from Wal Mart but we have to do a grant application. I tried to do the grant application online and it wouldn't accept our EIN. I called back Wal Mart and asked to do a manual process. She said we'll get back to you on that. Wal Mart does have up to \$2,500 a year through their foundation and nobody applies for it.

Mr. LaCost reported on the Hellwinkel channel they put the erosion matting down so the rain we get won't erode away the dirt. We want to get the poles out of there before we hydromulch the rest of the channel. They set two poles and are going to transfer the lines from the old pole to the new. Once they get that transferred Charter has to transfer theirs over. Then NV Energy can hook up underground and we can get rid of all of the overhead power lines. Once those things are done we can wrap it up.

Mr. Dallaire added they will be putting base when he can get back in there. The conduit to the barn is in. He will be installing a meter pedestal. All the stubs are there for the fiber optic. They have left the three conduits that come into town across Edith's driveway for future connections to the maintenance building and gas station. We will end up doing another contract to clean up the ditch. That wasn't part of the plan. In order for the public to be safe we will have to come back and excavate all that. We ran out of money on change orders.

17.  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.

Vice Chairwoman Wenner reported the arts council is having a gingerbread house decorating contest. It will not only be traditional gingerbread houses, but this year the houses may be made out of Legos, Play Doh, crocheted, origami, painting or whatever materials inspire your imagination. The contest is open to families, adults, children, groups and organizations. It starts Friday, November 27th to Friday, December 4th. The winners will be announced on December 19th at the museum.

Mr. Miller reported Main Street is progressing very well. I have been on that board on and off for six years. My life will change next year where I will be out of town two or three weeks at a time on some months. If somebody else would like to serve, it is certainly open. I have made a monopoly of it for the last four or five years. My wife and I have plans that we will be traveling off and on.

Ms. Slater asked if Paula makes a monthly report, do you need to spend as much time as you do.

Mr. Miller pointed out the bylaws read a member of the town board will be a liaison on the board of directors. How you interpret liaison may be not to attend all the meetings or something like that. I love working with Main Street. But I will not be able to attend all the board of directors meetings. I will attend this meeting probably but to stay in town the rest of the month could be difficult. I've been attending the Reno Tahoe Territory meetings each month, which is tomorrow.

Vice-Chairwoman Wenner contacted Paula and asked her about it. She would like someone who could donate at least three to five hours a month.

Mrs. Slater reported on page 1-5 you will see there is a 2015 annual conference review. It had meetings all day long. We had 15 minutes between the last meeting and dinner each day. It kept us busy. It was very informative. The only thing that did come out is I gave everyone a copy of the national city council meeting. This is something that was proposed by Andy Haifen. He is the mayor of Henderson. When you read this over he wants to try to bring forth the concept where government in the state of Nevada can meet on a particular day every single year with the citizens. I ask you read this and see if it is something we might be interested in. I will share this with Douglas County. I will give a copy to Steve Thaler when I see him. It might be a concept we would look at.

Mrs. Jones thought it would be something we would do in conjunction with other entities.

Mrs. Slater continued her report. The other thing I'd like to share is at the end they did select their president, vice-president, secretary-treasurer and three at large members that represent the large municipalities, medium sized municipalities and the third represent towns and GID's. They asked me if I would be willing to serve on the executive board. I didn't have time to pick up the phone and call anybody here. It was a decision I had to make. I chose to accept it. It's quite a coup for the town. It does not require any additional traveling or meetings. It does require a little bit more involvement. It's a thank you to our town. This is really nice for Gardnerville. They are recognizing the medium and smaller areas.

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

Mr. Dallaire received the Q1 funds, \$307,250. Here is a copy of the check. I wanted to share that with everybody.

Mr. LaCost was invited to be on the flood task force for Douglas County. So the town will be represented.

No further public comment.

Meeting adjourned at 6:18 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:** December 1, 2015

Time Requested: N/A

5. **Agenda:** Consent Administrative

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

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

8. **Board Action:**

Approved

Approved with Modifications

Denied

Continued

Dallaire, Tom

From: Nevada League of Cities & Municipalities <jwalker@nvleague.org>
Sent: Tuesday, November 24, 2015 10:05 AM
To: Dallaire, Tom
Subject: City Courier - November



Nevada League Cities & Municipalities

CITY COURIER

*May the spirit of thanksgiving bring you love,
laughter and a warm heart.
Happy Thanksgiving*



In This Issue

[Election System Unconstitutional](#)

[Business License Ordered for Uber](#)

[Henderson Receives Silver Level Award](#)

[Vice President Biden Speaks at 2015 Congress of Cities](#)

[Entertainment Tax](#)

[U.S. Communities](#)

Now what? Court finds Reno election system unconstitutional

*Anjeanette Damon
Reno Gazette Journal*

Reno officials are scrambling to figure out how to react to a recent federal appeals court decision declaring unconstitutional the way Reno and three other Nevada cities elect

council members.

Ruling in a case that originated in Tucson, Ariz., a three-judge panel of the 9th Circuit found the "hybrid" city council elections-- in which candidates run in their wards in the primary and city wide in the general-- violates the constitutional one person, one vote mandate. Primary voters in the wards are given disproportional weight to citywide voters in such systems, the court found.

But even if Reno, Sparks, Carson City and Henderson are violating the Constitution, there's not much that can be done about it before the 2017 legislative session. City election rules can be changed only by initiative petition or the Legislature.

"Well, if we follow the logic of the 9th Circuit, it would appear our system is unconstitutional," Reno City Attorney Karl Hall said. "I'll need to vet that with policy makers and see what everybody wants to do."

Read more

Business licenses ordered for Uber, Lyft drivers; companies may appeal

Richard N. Velotta
Las Vegas Review Journal



Contracted drivers for ride-hailing companies will be required to have Clark County business licenses to operate and their companies will be required to provide a monthly report listing who they are.

In two unanimous votes, the commission approved ordinances Tuesday that will require drivers to pay an annual \$25 business license fee to drive for a transportation network company in the county.

The companies may challenge the ordinance as contrary to state law.

Representatives of Uber opposed a requirement in one of the ordinances that requires companies to provide a monthly report to the Clark County Business Licensing Department listing the name and identification or driver number of each driver that is registered with the company. The company opposed the requirement, saying the identification of drivers is proprietary information that competitors could use.

Before the vote was taken, Uber officials requested the requirement be stricken from the ordinance, but commissioners decided to keep it in after considering different ways to keep drivers anonymous. Under public record laws, the county would be required to provide names of persons holding business licenses.

A spokeswoman for Uber said after the meeting that the company would continue to operate in Southern Nevada despite the setback. She indicated Uber isn't done fighting.

Read more

Henderson rides silver path as bike-friendly community

Colton Lochhead
Las Vegas Review Journal

Henderson is quickly becoming known as the place to be for two-wheeled riders in Southern Nevada. Last week, it joined a select group of cities across the United States when it received a silver-level award for being a bicycle-friendly community from the League of American Bicyclists, a national nonprofit group and one of the largest membership organizations for cyclists.



The award comes just more than a year after Henderson and four other Nevada cities - including Las Vegas - received the bronze award. Henderson is the only city in the state to ever receive an award above bronze. For Henderson, the designation is just a affirmation for the work it has put into improving the city's cycling community.

"We have made significant improvements to our bicycling amenities since our bronze designation in 2014," Mayor Andy Hafen said. "Winning the silver Bicycle Friendly Community award proves that we are not only committed to the growth of the cycling culture, but also dedicated to enhancing the quality of life for our residents."

[Read more](#)

Vice President Biden Speaks at 2015 Congress of Cities

NLC - Paul Konz & Paul Martin

On Thursday, Nov. 5, Vice President Joe Biden delivered remarks to city leaders during the Opening General Session of the National League of Cities (NLC) 2015 Congress of Cities & Exposition in Nashville, Tenn. "I have never been more optimistic about the possibilities for this nation than I am today," stated Vice President Biden. Addressing city leaders, he said, "There is so much we can do - but we need you."



During his speech, the vice president looked back on his time as a county council member in Delaware and thanked the local officials present for helping to make the Obama administration's economic recovery initiatives successful in pulling the nation out of a recession. Biden also said a big need facing the nation as it continues to make economic recovery is "a resurgence" in education. He called for free community college, which he said could be funded by cutting tax deductions.

"We were honored to have Vice President Biden address the thousands of city officials that convened in Nashville this week for the Congress of Cities," said National League of Cities President Ralph Becker, mayor, Salt Lake City, Utah. "The National League of Cities represents cities and towns of all sizes, and our members were eager to hear the vice president address the issues that matter most to cities."

[Read more](#)

Live Entertainment at Publicly Owned Facilities

Department of Taxation



Effective October 1, 2015, pursuant to Senate Bill 266 of the 2015 Nevada Legislative Session, the exception for Live Entertainment Tax on outdoor concerts has been removed. All live entertainment events held in facilities, whether indoor or outdoor, with a maximum occupancy of 200 or more are subject to the Live Entertainment Tax. Please review Senate Bill 266, section 2 for the meaning of live entertainment.

In addition, section 2.1(3) of SB 266 states that if live entertainment is provided at a publicly owned facility or on public land, the person who collects the taxable receipts is the taxpayer and therefore responsible for collecting and remitting the tax to the state. Specifically, if a local government promotes, sells tickets to, and holds a live entertainment event at a publicly owned facility, the local government is required to collect and pay the Live Entertainment Tax. If the local government is selling tickets to a live entertainment event that is being provided by a third party entity that is renting a publicly owned facility the local government would be required to collect and remit the Live Entertainment Tax. However if a third party is renting a publically owned facility and is selling the tickets themselves, the third party is responsible for collecting and remitting the Live Entertainment Tax.

If your county/city provides live entertainment in a publicly owned facility or on public land, the provisions found within section 2.1 (3) of SB 266 would apply to your county/city and you are required to register with the Department of Taxation to collect and remit Live Entertainment Tax. In order to complete your registration, please provide the requested information on the attached form. Please mail the form to:

Department of Taxation
1550 College Parkway, Suite 115
Carson City, Nevada 89706-7937



Still Comparing Apples to Oranges?

U.S. Communities delivers cooperative purchasing solutions that can't be matched. You may think all cooperatives are the same or heard claims that others are just like U.S. Communities. The fact is there are advantages that are unique to U.S. Communities. What sets us apart is our priority to protect the interests of public agencies and our dedication to providing unmatched value through:

- Commitment by all suppliers to offer their lowest overall public agency pricing
- Contracts that are solicited, awarded and updated by lead public agency- not the cooperative
- Quarterly performance reviews and annual, independent third-party audits to ensure contract compliance and performance

Now WHAT? ARTICLE FROM RGT

Reno officials are scrambling to figure out how to react to a recent federal appeals court decision declaring unconstitutional the way Reno and two other Nevada cities elect council members.

Ruling in a case that originated in Tucson, Ariz., a three-judge panel of the 9th Circuit found the "hybrid" city council elections-- in which candidates run in their wards in the primary and city wide in the general-- violates the constitutional one person, one vote mandate. Primary voters in the wards are given disproportional weight to citywide voters in such systems, the court found.

But even if Reno, Sparks and Carson City are violating the Constitution, there's not much that can be done about it before the 2017 legislative session. City election rules can be changed only by initiative petition or the Legislature.

"Well, if we follow the logic of the 9th Circuit, it would appear our system is unconstitutional," Reno City Attorney Karl Hall said. "I'll need to vet that with policy makers and see what everybody wants to do."

The city of Tucson has until Dec. 11 to decide whether to appeal for a new hearing before the full court.

The 9th Circuit decision, released on Nov. 11, was cheered by proponents of ward-only voting, in which voters in each ward vote in both the primary and the general elections similar to the way state Senate and Assembly races are run. Reno has five wards and one at-large council member.

Proponents have been trying for more than five years to convince the Legislature to allow ward-only voting in Reno. In 2011 and again in 2013, Gov. Brian Sandoval twice vetoed Reno's ward-only voting bills.

This year, Reno's charter committee recommended the city pursue ward-only voting again in the Legislature. But after the 2014 election brought a Republican majority, the Council decided it wouldn't be politically feasible.

"It is a case that requires the city of Reno to rethink its ward-general voting system and that argues for ward-only for both the primary and the general," said John Marshall, a Reno lawyer who sits on the charter committee that recommended the city pursue ward-only voting.

Marshall said the committee would likely recommend the city ask the Legislature to change the system in the 2017 session.

Under the decision, the city could conceivably go to ward-only voting in both the primary and the general or it could ditch wards altogether and hold city-wide elections for each seat.

But Former Councilman Dwight Dortch, who opposed ward-only voting in both the primary and the general, said if the hybrid system is struck down, the city should not go to a city-wide vote.

"I think you gotta have ward representation," Dortch said.

Although the Reno City Council hasn't take a formal position on ward-only voting, most of the individual members support the concept.

"I've long been an advocate of ward-only voting, and I look forward to working with the Council and Legislature to ensure that our system is constitutional," Councilman Oscar Delgado said.

Proponents argue it makes it easier and cheaper for candidates to run in ward-only elections rather than running citywide. They argue ward-only elections provide better opportunities for candidates from under-represented groups to wage a campaign.

Supporters of the hybrid system say all city voters should have a say in every council race.

Editor's Note: This story has been edited to remove Henderson from the list of Nevada cities that have hybrid elections. Candidates run citywide in both the primary and general elections in Henderson.

Gardnerville Town Board

AGENDA ACTION SHEET



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

7. **Background Information:**

Residential Accounts	1778
Commercial Accounts	224
Green Waste Accounts	1297
Cleanup Dumpsters	5
X-cans	423
# of new residential accounts	7 accts transferred to new owners, 3 new accts
# of new commercial accounts	0
Minimum User Accounts	35
Total tons of trash	342.37
Total tons of Greenwaste	44.71

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

9. **Board Action:**

- Approved Approved with Modifications
 Denied Continued

Parks – 11/2015

1. Field staff meeting held on November 16th, 2015.
2. Evaluated 7 work order systems and selected Dude Solutions to implement GIS tracking of assets along with field staff work progress.
3. Christmas Decorations have been put up along US Highway 395, Mission, Eddy, and Gilman.
4. The trees on the corner of Toler and US Highway 395 appear to be stressed therefore we are moving to a new technology for lighting the two evergreen trees. “Star Showers” will be tested this year on the trees thereby negating the need to climb up and string lights.
5. Heritage Park pavilion has the Christmas Kickoff decorations installed along with a new design for the top tree to improve structural support.
6. The grass was mowed below the intended fireworks area. This will help the Fire Department reduce the chance of fire.
7. Meet with Boy Scout “Micah” for rehabbing the remaining two islands on Waterloo. Project tentatively set for December 12th and 19th.

Public Works – 11/2015

1. 922 Reflectometer has been ordered to inventory and assess street signs for the Town.
2. Field survey conducted with the Town Manager along Service and Southgate to identify priorities for repair.
3. Field surveyed part of the Precision Concrete contract for work and we will be removing some of the identified hazards as they are on private property. The contract will be adjusted and verified before work will begin.
4. A punch out list for the county was developed with the help of the Town Manager for Carrick Regional Detention Pond. There are some concrete warranty issues with cracking.

Health and Sanitation – 11/2015

1. The search continues for a staff member for the open position. The position was posted and is closed now. We are waiting on Human Resources to provide a list of candidate to review. Public Works department is still providing a member to fill in as Health & Sanitation works with a skeleton crew.
2. Truck 609 has cameras installed to verify trash pickup. Some customers have been claiming we missed their trash receptacles when they put them out after we have completed the area.
3. Truck 615 had a broken hydraulic line to the compactor. The line has been replaced.

Engineering – 11/2015

1. Hellwinkel Channel and Pedestrian Path Improvements project is approaching completion. The overhead power lines have been removed and the asphalt path has been installed. We are waiting on Charter to relocate fiber optic lines to the new power poles and we will have to relocate a cobra head light to accommodate Charters new plans.

Gardnerville Town Board
AGENDA ACTION SHEET



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

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

3. **Department:** Administration

Prepared by: Carol Louthan

4. **Meeting Date:** December 1, 2015 **Time Requested:** N/A

5. **Agenda:** Consent Administrative

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

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

8. **Board Action:**

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



Accounts Payable by G/L Distribution Report

G/L Date Range 10/30/15 - 11/25/15

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 610 - Gardnerville Town										
Department 921 - Gardnerville Admin										
Account 510.150 - Board Compensation										
4288 - Higuera Lloyd W	11/15 BOARD	G'VILLE	Paid by Check # 641564		10/29/2015	11/06/2015	11/06/2015		11/06/2015	275.00
24008 - Jones Cassandra Esq	11/15 BOARD	G'VILLE	Paid by Check # 641579		10/29/2015	11/06/2015	11/06/2015		11/06/2015	250.00
28960 - Miller Kenneth	11/15 BOARD	G'VILLE	Paid by Check # 641608		10/29/2015	11/06/2015	11/06/2015		11/06/2015	250.00
2969 - Slater Linda	11-15 BOARD	G'VILLE	Paid by Check # 641676		10/29/2015	11/06/2015	11/06/2015		11/06/2015	250.00
							Account 510.150 - Board Compensation Totals		Invoice Transactions 4	<u>\$1,025.00</u>
Account 511.201 - PEBS-Ret.Medical										
20219 - NV ST Public Employees	11-15 PREMIUMS	731	Paid by Check # 641903		11/02/2015	11/13/2015	11/13/2015		11/13/2015	8.88
							Account 511.201 - PEBS-Ret.Medical Totals		Invoice Transactions 1	<u>\$8.88</u>
Account 520.055 - Telephone Expense										
29103 - Frontier	782-7134 10/15	77578271340502795	Paid by Check # 641545		10/16/2015	11/06/2015	11/06/2015		11/06/2015	99.51
29103 - Frontier	782-3856 10/15	77578238560808025	Paid by Check # 641545		10/16/2015	11/06/2015	11/06/2015		11/06/2015	51.62
13097 - Verizon Wireless	9754863366	842011146-00001	Paid by Check # 642312		11/01/2015	11/20/2015	11/20/2015		11/20/2015	139.57
							Account 520.055 - Telephone Expense Totals		Invoice Transactions 3	<u>\$290.70</u>
Account 520.060 - Postage/Po Box Rent										
12997 - Do Co Procurement Program	10-15 DALLAIRE	G'VILLE	Paid by Check # 642093		10/27/2015	11/20/2015	11/20/2015		11/20/2015	(8.61)
							Account 520.060 - Postage/Po Box Rent Totals		Invoice Transactions 1	<u>(\$8.61)</u>
Account 520.064 - Travel										
12997 - Do Co Procurement Program	10-15 SLATER	G'VILLE	Paid by Check # 642093		10/27/2015	11/20/2015	11/20/2015		11/20/2015	184.00
							Account 520.064 - Travel Totals		Invoice Transactions 1	<u>\$184.00</u>
Account 520.072 - Advertising										
22633 - Sierra Nevada Media Group	1063912103115	1063912	Paid by Check # 642268		10/31/2015	11/20/2015	11/20/2015		11/20/2015	225.20
							Account 520.072 - Advertising Totals		Invoice Transactions 1	<u>\$225.20</u>
Account 520.089 - Power										
2924 - NV Energy	791804 10-15	791804	Paid by Check # 641632		10/23/2015	11/06/2015	11/06/2015		11/06/2015	196.93
							Account 520.089 - Power Totals		Invoice Transactions 1	<u>\$196.93</u>

3-2



Accounts Payable by G/L Distribution Report

G/L Date Range 10/30/15 - 11/25/15

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount	
Fund 610 - Gardnerville Town											
Department 921 - Gardnerville Admin											
Account 520.090 - Water											
1429 - Gardnerville Water Company	640.01 10/15	640.01	Paid by Check # 641823		11/02/2015	11/13/2015	11/13/2015		11/13/2015	47.51	
1429 - Gardnerville Water Company	690.01 10/15	690.01	Paid by Check # 641823		11/02/2015	11/13/2015	11/13/2015		11/13/2015	97.15	
1429 - Gardnerville Water Company	410.03 10/15	410.03	Paid by Check # 641823		11/02/2015	11/13/2015	11/13/2015		11/13/2015	54.96	
									Account 520.090 - Water Totals	Invoice Transactions 3	<u>\$199.62</u>
Account 520.092 - Heating											
3021 - Southwest Gas-Las Vegas	0015779022 11 -15	2410015779022	Paid by Check # 642281		11/16/2015	11/20/2015	11/20/2015		11/20/2015	56.61	
3021 - Southwest Gas-Las Vegas	1072224004 11 -15	241072224004	Paid by Check # 642281		11/16/2015	11/20/2015	11/20/2015		11/20/2015	65.19	
3021 - Southwest Gas-Las Vegas	1188600002 11 -15	2411188600002	Paid by Check # 642281		11/16/2015	11/20/2015	11/20/2015		11/20/2015	53.24	
									Account 520.092 - Heating Totals	Invoice Transactions 3	<u>\$175.04</u>
Account 520.097 - Maint B&G											
2121 - Meeks Lumber	912172	06G1570	Paid by Check # 641878		10/09/2015	11/13/2015	11/13/2015		11/13/2015	30.24	
5273 - Minden Electric	1609	G'VILLE	Paid by Check # 642193		11/03/2015	11/20/2015	11/20/2015		11/20/2015	98.37	
									Account 520.097 - Maint B&G Totals	Invoice Transactions 2	<u>\$128.61</u>
Account 520.098 - Janitorial Services											
27347 - A+ Janitorial Service	TOG1015	G'VILLE	Paid by Check # 642014		10/29/2015	11/20/2015	11/20/2015		11/20/2015	100.00	
									Account 520.098 - Janitorial Services Totals	Invoice Transactions 1	<u>\$100.00</u>
Account 520.136 - Rents & Leases Equipment											
3519 - Xerox Corporation	082106583	716307012	Paid by Check # 642333		11/03/2015	11/20/2015	11/20/2015		11/20/2015	240.71	
									Account 520.136 - Rents & Leases Equipment Totals	Invoice Transactions 1	<u>\$240.71</u>
Account 520.170 - Memberships											
6631 - International Slurry Surfacing	2016-112	G'VILLE	Paid by Check # 642162		11/01/2015	11/20/2015	11/20/2015		11/20/2015	100.00	
									Account 520.170 - Memberships Totals	Invoice Transactions 1	<u>\$100.00</u>
Account 520.187 - Internet Expense											
15887 - Charter Communications	0012509 11/15	8354110060012509	Paid by Check # 642073		11/02/2015	11/20/2015	11/20/2015		11/20/2015	65.00	
									Account 520.187 - Internet Expense Totals	Invoice Transactions 1	<u>\$65.00</u>
Account 520.200 - Training & Education											
12997 - Do Co Procurement Program	10-15 DALLAIRE	G'VILLE	Paid by Check # 642093		10/27/2015	11/20/2015	11/20/2015		11/20/2015	704.00	
									Account 520.200 - Training & Education Totals	Invoice Transactions 1	<u>\$704.00</u>



Accounts Payable by G/L Distribution Report

G/L Date Range 10/30/15 - 11/25/15

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 610 - Gardnerville Town										
Department 921 - Gardnerville Admin										
Account 521.130 - Legal Services										
10816 - Rowe Hales & Yturbide LLP	25246	G'VILLE	Paid by Check # 641942		10/26/2015	11/13/2015	11/13/2015		11/13/2015	1,720.00
							Account 521.130 - Legal Services Totals		Invoice Transactions 1	<u>\$1,720.00</u>
Account 533.800 - Office Supplies										
12997 - Do Co Procurement Program	10-15	G'VILLE	Paid by Check # 642093		10/27/2015	11/20/2015	11/20/2015		11/20/2015	27.51
12997 - Do Co Procurement Program	DALLAIRE 10-15	G'VILLE	Paid by Check # 642093		10/27/2015	11/20/2015	11/20/2015		11/20/2015	33.48
12997 - Do Co Procurement Program	NICHOLSON 10-15 LACOST	G'VILLE	Paid by Check # 642093		10/27/2015	11/20/2015	11/20/2015		11/20/2015	9.99
12997 - Do Co Procurement Program	10-15 LOUTHAN	G'VILLE	Paid by Check # 642093		10/27/2015	11/20/2015	11/20/2015		11/20/2015	130.88
							Account 533.800 - Office Supplies Totals		Invoice Transactions 4	<u>\$201.86</u>
Account 533.806 - Software										
16648 - E Squared C Inc	43521	G'VILLE	Paid by Check # 641803		11/02/2015	11/13/2015	11/13/2015		11/13/2015	37.50
							Account 533.806 - Software Totals		Invoice Transactions 1	<u>\$37.50</u>
Account 550.001 - Miscellaneous Expenses										
12997 - Do Co Procurement Program	10-15 LOUTHAN	G'VILLE	Paid by Check # 642093		10/27/2015	11/20/2015	11/20/2015		11/20/2015	17.70
							Account 550.001 - Miscellaneous Expenses Totals		Invoice Transactions 1	<u>\$17.70</u>
							Department 921 - Gardnerville Admin Totals		Invoice Transactions 32	<u>\$5,612.14</u>

3-4



Accounts Payable by G/L Distribution Report

G/L Date Range 10/30/15 - 11/25/15

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 610 - Gardnerville Town										
Department 923 - Parks & Recreation										
Account 520.084 - Replacement & Repair										
21680 - Mountain View Tree Farm	70020734	G'VILLE	Paid by Check # 641616		10/02/2015	11/06/2015	11/06/2015		11/06/2015	79.96
13485 - Ahern Rentals Inc	15250588-1	205304	Paid by Check # 641730		10/02/2015	11/13/2015	11/13/2015		11/13/2015	365.45
13485 - Ahern Rentals Inc	15312069-1	205304	Paid by Check # 641730		10/19/2015	11/13/2015	11/13/2015		11/13/2015	7.98
13485 - Ahern Rentals Inc	15315724-1	205304	Paid by Check # 641730		10/20/2015	11/13/2015	11/13/2015		11/13/2015	79.99
13485 - Ahern Rentals Inc	15326340-1	205304	Paid by Check # 641730		10/23/2015	11/13/2015	11/13/2015		11/13/2015	42.49
13485 - Ahern Rentals Inc	15336964-1	205304	Paid by Check # 641730		10/23/2015	11/13/2015	11/13/2015		11/13/2015	54.65
13485 - Ahern Rentals Inc	15342307-1	205304	Paid by Check # 641730		10/27/2015	11/13/2015	11/13/2015		11/13/2015	142.48
17081 - CAD Pest Control Service Inc	390816	G'VILLE	Paid by Check # 641761		10/21/2015	11/13/2015	11/13/2015		11/13/2015	400.00
2510 - Parts House	643703	4170	Paid by Check # 641919		10/23/2015	11/13/2015	11/13/2015		11/13/2015	3.39
3457 - Western Nevada Supply Company	UN202293	71373	Paid by Check # 642006		10/08/2015	11/13/2015	11/13/2015		11/13/2015	(3.77)
1133 - Douglas Fabrication Inc	322689	G'VILLE	Paid by Check # 642100		11/06/2015	11/20/2015	11/20/2015		11/20/2015	17.50
18821 - Fastenal Industrial/Cons Suppl	NVMIN51340	NVMIN0011	Paid by Check # 642105		10/30/2015	11/20/2015	11/20/2015		11/20/2015	71.94
							Account 520.084 - Replacement & Repair Totals		Invoice Transactions 12	\$1,262.06
Account 520.089 - Power										
2924 - NV Energy	791804 10-15	791804	Paid by Check # 641632		10/23/2015	11/06/2015	11/06/2015		11/06/2015	436.10
							Account 520.089 - Power Totals		Invoice Transactions 1	\$436.10

3-2



Accounts Payable by G/L Distribution Report

G/L Date Range 10/30/15 - 11/25/15

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount	
Fund 610 - Gardnerville Town											
Department 923 - Parks & Recreation											
Account 520.090 - Water											
1429 - Gardnerville Water Company	1302.01 10/15	1302.01	Paid by Check # 641823		11/02/2015	11/13/2015	11/13/2015		11/13/2015	974.37	
1429 - Gardnerville Water Company	1321.01 10/15	1321.01	Paid by Check # 641823		11/02/2015	11/13/2015	11/13/2015		11/13/2015	103.51	
1429 - Gardnerville Water Company	1340.01 10/15	1340.01	Paid by Check # 641823		11/02/2015	11/13/2015	11/13/2015		11/13/2015	38.67	
1429 - Gardnerville Water Company	1348.01 10/15	1348.01	Paid by Check # 641823		11/02/2015	11/13/2015	11/13/2015		11/13/2015	1,052.83	
1429 - Gardnerville Water Company	1373.01 10/15	1373.01	Paid by Check # 641823		11/02/2015	11/13/2015	11/13/2015		11/13/2015	135.34	
1429 - Gardnerville Water Company	1745.01 10/15	1745.01	Paid by Check # 641823		11/02/2015	11/13/2015	11/13/2015		11/13/2015	210.11	
1429 - Gardnerville Water Company	2139.01 10/15	2139.01	Paid by Check # 641823		11/02/2015	11/13/2015	11/13/2015		11/13/2015	102.74	
1429 - Gardnerville Water Company	2140.01 10/15	2140.01	Paid by Check # 641823		11/02/2015	11/13/2015	11/13/2015		11/13/2015	132.82	
1429 - Gardnerville Water Company	2226.01 10/15	2226.01	Paid by Check # 641823		11/02/2015	11/13/2015	11/13/2015		11/13/2015	582.83	
1429 - Gardnerville Water Company	2297.01 10/15	2297.01	Paid by Check # 641823		11/02/2015	11/13/2015	11/13/2015		11/13/2015	742.51	
1429 - Gardnerville Water Company	2431.01 10/15	2431.01	Paid by Check # 641823		11/02/2015	11/13/2015	11/13/2015		11/13/2015	411.17	
1429 - Gardnerville Water Company	2593.01 10/15	2593.01	Paid by Check # 641823		11/02/2015	11/13/2015	11/13/2015		11/13/2015	272.82	
1429 - Gardnerville Water Company	2624.01 10/15	2624.01	Paid by Check # 641823		11/02/2015	11/13/2015	11/13/2015		11/13/2015	68.02	
1429 - Gardnerville Water Company	2641.02 10/15	2641.02	Paid by Check # 641823		11/02/2015	11/13/2015	11/13/2015		11/13/2015	455.16	
2153 - Minden Town of	1862.01 10/15	1862.01	Paid by Check # 641880		10/26/2015	11/13/2015	11/13/2015		11/13/2015	40.55	
								Account 520.090 - Water Totals		Invoice Transactions 15	\$5,323.45
Account 532.003 - Gas & Oil											
3814 - Flyers Energy LLC	CFS1096682	8308	Paid by Check # 641538		10/15/2015	11/06/2015	11/06/2015		11/06/2015	118.44	
3814 - Flyers Energy LLC	CFS1104834	8308	Paid by Check # 642115		10/31/2015	11/20/2015	11/20/2015		11/20/2015	90.67	
								Account 532.003 - Gas & Oil Totals		Invoice Transactions 2	\$209.11

3-6



Accounts Payable by G/L Distribution Report

G/L Date Range 10/30/15 - 11/25/15

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 610 - Gardnerville Town										
Department 923 - Parks & Recreation										
Account 533.817 - Small Projects										
11985 - Ace Hardware	102770/1	1236	Paid by Check # 641725		10/05/2015	11/13/2015	11/13/2015		11/13/2015	6.47
13485 - Ahern Rentals Inc	15256651-1	205304	Paid by Check # 641730		10/05/2015	11/13/2015	11/13/2015		11/13/2015	8.59
13485 - Ahern Rentals Inc	15256651-2	205304	Paid by Check # 641730		10/05/2015	11/13/2015	11/13/2015		11/13/2015	(2.86)
13485 - Ahern Rentals Inc	15261531-1	205304	Paid by Check # 641730		10/06/2015	11/13/2015	11/13/2015		11/13/2015	7.96
4661 - Display Sales	INV-003498	128929	Paid by Check # 641797		10/28/2015	11/13/2015	11/13/2015		11/13/2015	16.80
3457 - Western Nevada Supply Company	46407139	71273	Paid by Check # 642006		10/07/2015	11/13/2015	11/13/2015		11/13/2015	47.30
13373 - Borges Sleigh Rides Inc	12/3/15 G'VILLE	G'VILLE	Paid by Check # 642055		11/03/2015	11/20/2015	11/20/2015		11/20/2015	600.00
30248 - Criterion Pictures USA	406004 LOST	009514	Paid by Check # 642090		07/31/2015	11/20/2015	11/20/2015		11/20/2015	495.00
12997 - Do Co Procurement Program	10-15 LACOST	G'VILLE	Paid by Check # 642093		10/27/2015	11/20/2015	11/20/2015		11/20/2015	125.50
Account 533.817 - Small Projects Totals								Invoice Transactions	9	<u>\$1,304.76</u>
Department 923 - Parks & Recreation Totals								Invoice Transactions	39	<u>\$8,535.48</u>

3-7



Accounts Payable by G/L Distribution Report

G/L Date Range 10/30/15 - 11/25/15

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 610 - Gardnerville Town										
Department 926 - Other Public Works										
Account 520.084 - Replacement & Repair										
13485 - Ahern Rentals Inc	15284812-1	205304	Paid by Check # 641730		10/12/2015	11/13/2015	11/13/2015		11/13/2015	39.98
13485 - Ahern Rentals Inc	15312205-1	205304	Paid by Check # 641730		10/19/2015	11/13/2015	11/13/2015		11/13/2015	3.99
2510 - Parts House	639903	4170	Paid by Check # 641919		10/01/2015	11/13/2015	11/13/2015		11/13/2015	132.62
2510 - Parts House	640145	4170	Paid by Check # 641919		10/02/2015	11/13/2015	11/13/2015		11/13/2015	47.77
2510 - Parts House	640221	4170	Paid by Check # 641919		10/02/2015	11/13/2015	11/13/2015		11/13/2015	170.36
2510 - Parts House	640325	4170	Paid by Check # 641919		10/03/2015	11/13/2015	11/13/2015		11/13/2015	74.36
2510 - Parts House	640498	4170	Paid by Check # 641919		10/05/2015	11/13/2015	11/13/2015		11/13/2015	10.60
29687 - Stafford Automotive	4893	G'VILLE	Paid by Check # 641957		10/23/2015	11/13/2015	11/13/2015		11/13/2015	90.00
1133 - Douglas Fabrication Inc	322689	G'VILLE	Paid by Check # 642100		11/06/2015	11/20/2015	11/20/2015		11/20/2015	26.25
18821 - Fastenal Industrial/Cons Suppl	NVMIN51340	NVMIN0011	Paid by Check # 642105		10/30/2015	11/20/2015	11/20/2015		11/20/2015	107.91
8043 - Mark Smith Tire Center Inc	71700123352	A17-14675	Paid by Check # 642183		10/05/2015	11/20/2015	11/20/2015		11/20/2015	556.21
12198 - O'Reilly Auto Parts	3530-417439	1075650	Paid by Check # 642217		10/23/2015	11/20/2015	11/20/2015		11/20/2015	33.37
							Account 520.084 - Replacement & Repair Totals	Invoice Transactions 12		<u>\$1,293.42</u>
Account 520.095 - Street Lights										
2924 - NV Energy	791804 10-15	791804	Paid by Check # 641632		10/23/2015	11/06/2015	11/06/2015		11/06/2015	6,382.23
							Account 520.095 - Street Lights Totals	Invoice Transactions 1		<u>\$6,382.23</u>
Account 520.103 - Maint Road										
13485 - Ahern Rentals Inc	15247839-1	205304	Paid by Check # 641730		10/02/2015	11/13/2015	11/13/2015		11/13/2015	940.57
							Account 520.103 - Maint Road Totals	Invoice Transactions 1		<u>\$940.57</u>
Account 532.003 - Gas & Oil										
3814 - Flyers Energy LLC	CFS1096682	8308	Paid by Check # 641538		10/15/2015	11/06/2015	11/06/2015		11/06/2015	132.89
3814 - Flyers Energy LLC	CFS1104834	8308	Paid by Check # 642115		10/31/2015	11/20/2015	11/20/2015		11/20/2015	140.08
							Account 532.003 - Gas & Oil Totals	Invoice Transactions 2		<u>\$272.97</u>

3-8



Accounts Payable by G/L Distribution Report

G/L Date Range 10/30/15 - 11/25/15

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount	
Fund 610 - Gardnerville Town											
Department 926 - Other Public Works											
Account 532.028 - Uniforms											
5666 - Allied Uniform Sales	3828	G'VILLE	Paid by Check # 641454		10/20/2015	11/06/2015	11/06/2015		11/06/2015	243.86	
5785 - AlSCO Inc	LREN1079523	000330	Paid by Check # 641732		10/06/2015	11/13/2015	11/13/2015		11/13/2015	4.39	
5785 - AlSCO Inc	LREN1081643	000330	Paid by Check # 641732		10/13/2015	11/13/2015	11/13/2015		11/13/2015	4.39	
5785 - AlSCO Inc	LREN1083685	000330	Paid by Check # 641732		10/20/2015	11/13/2015	11/13/2015		11/13/2015	4.39	
5785 - AlSCO Inc	LREN1085746	000330	Paid by Check # 641732		10/27/2015	11/13/2015	11/13/2015		11/13/2015	4.39	
30870 - Mallory Safety & Supply LLC	3990331	87639	Paid by Check # 641868		10/20/2015	11/13/2015	11/13/2015		11/13/2015	182.54	
4287 - Red Wing Shoe Store	000000001-066	G'VILLE	Paid by Check # 642245		10/27/2015	11/20/2015	11/20/2015		11/20/2015	187.75	
4287 - Red Wing Shoe Store	000000002-066	G'VILLE	Paid by Check # 642245		11/03/2015	11/20/2015	11/20/2015		11/20/2015	83.86	
									Account 532.028 - Uniforms Totals	Invoice Transactions 8	<u>\$715.57</u>
Account 533.802 - Small Equipment											
31504 - Professional Pavement Products Inc	159661	G555-TOWN OF GARDNERVILLE NV	Paid by Check # 642236		11/06/2015	11/20/2015	11/20/2015		11/20/2015	7,790.12	
									Account 533.802 - Small Equipment Totals	Invoice Transactions 1	<u>\$7,790.12</u>
Account 562.000 - Capital Projects											
27147 - Impact Construction	710	GARDNERVILLE	Paid by Check # 641572		10/21/2015	11/06/2015	11/06/2015		11/06/2015	155,558.06	
14825 - McGinley and Associates Inc	13430	G'VILLE	Paid by Check # 641873		04/30/2015	11/13/2015	11/13/2015		11/13/2015	180.00	
14825 - McGinley and Associates Inc	13541	G'VILLE	Paid by Check # 641873		06/30/2015	11/13/2015	11/13/2015		11/13/2015	60.00	
2514 - Stowell Candace	2015-10	G'VILLE	Paid by Check # 641960		10/31/2015	11/13/2015	11/13/2015		11/13/2015	472.50	
22633 - Sierra Nevada Media Group	1063912103115	1063912	Paid by Check # 642268		10/31/2015	11/20/2015	11/20/2015		11/20/2015	138.70	
									Account 562.000 - Capital Projects Totals	Invoice Transactions 5	<u>\$156,409.26</u>
									Department 926 - Other Public Works Totals	Invoice Transactions 30	<u>\$173,804.14</u>
									Fund 610 - Gardnerville Town Totals	Invoice Transactions 101	<u>\$187,951.76</u>

3-9



Accounts Payable by G/L Distribution Report

G/L Date Range 10/30/15 - 11/25/15

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount	
Fund 611 - Gardnerville Health & San											
Department 925 - Health & Sanitation											
Account 510.150 - Board Compensation											
4288 - Higuera Lloyd W	11/15 BOARD	G'VILLE	Paid by Check # 641564		10/29/2015	11/06/2015	11/06/2015		11/06/2015	275.00	
24008 - Jones Cassandra Esq	11/15 BOARD	G'VILLE	Paid by Check # 641579		10/29/2015	11/06/2015	11/06/2015		11/06/2015	250.00	
28960 - Miller Kenneth	11/15 BOARD	G'VILLE	Paid by Check # 641608		10/29/2015	11/06/2015	11/06/2015		11/06/2015	250.00	
2969 - Slater Linda	11-15 BOARD	G'VILLE	Paid by Check # 641676		10/29/2015	11/06/2015	11/06/2015		11/06/2015	250.00	
									Account 510.150 - Board Compensation Totals	Invoice Transactions 4	<u>\$1,025.00</u>
Account 516.120 - Contract Salaries											
21697 - Blue Ribbon Personnel Services	33420	653202	Paid by Check # 641481		10/23/2015	11/06/2015	11/06/2015		11/06/2015	740.00	
21697 - Blue Ribbon Personnel Services	33552	653202	Paid by Check # 641757		10/30/2015	11/13/2015	11/13/2015		11/13/2015	740.00	
21697 - Blue Ribbon Personnel Services	33685	653202	Paid by Check # 642052		11/06/2015	11/20/2015	11/20/2015		11/20/2015	670.63	
									Account 516.120 - Contract Salaries Totals	Invoice Transactions 3	<u>\$2,150.63</u>
Account 520.055 - Telephone Expense											
29103 - Frontier	782-7134 10/15	77578271340502795	Paid by Check # 641545		10/16/2015	11/06/2015	11/06/2015		11/06/2015	99.52	
29103 - Frontier	782-3856 10/15	77578238560808025	Paid by Check # 641545		10/16/2015	11/06/2015	11/06/2015		11/06/2015	51.61	
13097 - Verizon Wireless	9754863366	842011146-00001	Paid by Check # 642312		11/01/2015	11/20/2015	11/20/2015		11/20/2015	139.57	
									Account 520.055 - Telephone Expense Totals	Invoice Transactions 3	<u>\$290.70</u>

01-8



Accounts Payable by G/L Distribution Report

G/L Date Range 10/30/15 - 11/25/15

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount	
Fund 611 - Gardnerville Health & San											
Department 925 - Health & Sanitation											
Account 520.084 - Replacement & Repair											
11985 - Ace Hardware	103158/1	1236	Paid by Check # 641725		10/22/2015	11/13/2015	11/13/2015		11/13/2015	6.99	
7100 - Amrep Inc	272709	GAR050	Paid by Check # 641737		10/21/2015	11/13/2015	11/13/2015		11/13/2015	391.26	
3890 - Arata Equipment Co.	1-83707	1015	Paid by Check # 641740		10/22/2015	11/13/2015	11/13/2015		11/13/2015	330.80	
28602 - Owen Equipment Sales	00034532	C10112	Paid by Check # 641914		10/16/2015	11/13/2015	11/13/2015		11/13/2015	349.55	
2510 - Parts House	639903	4170	Paid by Check # 641919		10/01/2015	11/13/2015	11/13/2015		11/13/2015	62.32	
2510 - Parts House	640145	4170	Paid by Check # 641919		10/02/2015	11/13/2015	11/13/2015		11/13/2015	21.84	
2510 - Parts House	640221	4170	Paid by Check # 641919		10/02/2015	11/13/2015	11/13/2015		11/13/2015	13.76	
2510 - Parts House	640325	4170	Paid by Check # 641919		10/03/2015	11/13/2015	11/13/2015		11/13/2015	20.64	
26482 - Peterbilt Truck Parts & Eq LLC	7033660	365290	Paid by Check # 641927		10/21/2015	11/13/2015	11/13/2015		11/13/2015	339.18	
15174 - Purcell Tire Co Inc	26473208	264475	Paid by Check # 641930		11/04/2015	11/13/2015	11/13/2015		11/13/2015	805.58	
1133 - Douglas Fabrication Inc	322689	G'VILLE	Paid by Check # 642100		11/06/2015	11/20/2015	11/20/2015		11/20/2015	26.25	
18821 - Fastenal Industrial/Cons Suppl	NVMIN51340	NVMIN0011	Paid by Check # 642105		10/30/2015	11/20/2015	11/20/2015		11/20/2015	107.91	
12198 - O'Reilly Auto Parts	3530-415379	1075650	Paid by Check # 642217		10/12/2015	11/20/2015	11/20/2015		11/20/2015	3.99	
12198 - O'Reilly Auto Parts	3530-415397	1075650	Paid by Check # 642217		10/12/2015	11/20/2015	11/20/2015		11/20/2015	9.57	
12198 - O'Reilly Auto Parts	3530-416623	1075650	Paid by Check # 642217		10/19/2015	11/20/2015	11/20/2015		11/20/2015	50.55	
12198 - O'Reilly Auto Parts	3530-416627	1075650	Paid by Check # 642217		10/19/2015	11/20/2015	11/20/2015		11/20/2015	17.99	
12198 - O'Reilly Auto Parts	3530-417043	1075650	Paid by Check # 642217		10/21/2015	11/20/2015	11/20/2015		11/20/2015	110.48	
12198 - O'Reilly Auto Parts	3530-418008	1075650	Paid by Check # 642217		10/26/2015	11/20/2015	11/20/2015		11/20/2015	6.58	
25251 - TEC Equipment Inc	711638R	62348	Paid by Check # 642303		10/29/2015	11/20/2015	11/20/2015		11/20/2015	61.37	
								Account 520.084 - Replacement & Repair Totals		Invoice Transactions 19	\$2,736.61
Account 520.089 - Power											
2924 - NV Energy	791804 10-15	791804	Paid by Check # 641632	3 - 11	10/23/2015	11/06/2015	11/06/2015		11/06/2015	195.99	
								Account 520.089 - Power Totals		Invoice Transactions 1	\$195.99



Accounts Payable by G/L Distribution Report

G/L Date Range 10/30/15 - 11/25/15

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount	
Fund 611 - Gardnerville Health & San											
Department 925 - Health & Sanitation											
Account 520.090 - Water											
1429 - Gardnerville Water Company	640.01 10/15	640.01	Paid by Check # 641823		11/02/2015	11/13/2015	11/13/2015		11/13/2015	47.50	
1429 - Gardnerville Water Company	690.01 10/15	690.01	Paid by Check # 641823		11/02/2015	11/13/2015	11/13/2015		11/13/2015	97.15	
1429 - Gardnerville Water Company	1545	2	Paid by Check # 641823		08/31/2015	11/13/2015	11/13/2015		11/13/2015	1.47	
1429 - Gardnerville Water Company	1563	2	Paid by Check # 641823		09/30/2015	11/13/2015	11/13/2015		11/13/2015	15.00	
									Account 520.090 - Water Totals	Invoice Transactions 4	\$161.12
Account 520.092 - Heating											
3021 - Southwest Gas-Las Vegas	0015779022 11-15	2410015779022	Paid by Check # 642281		11/16/2015	11/20/2015	11/20/2015		11/20/2015	56.60	
3021 - Southwest Gas-Las Vegas	1072224004 11-15	241072224004	Paid by Check # 642281		11/16/2015	11/20/2015	11/20/2015		11/20/2015	65.20	
3021 - Southwest Gas-Las Vegas	1188600002 11-15	2411188600002	Paid by Check # 642281		11/16/2015	11/20/2015	11/20/2015		11/20/2015	159.70	
									Account 520.092 - Heating Totals	Invoice Transactions 3	\$281.50
Account 520.097 - Maint B&G											
2121 - Meeks Lumber	912172	06G1570	Paid by Check # 641878		10/09/2015	11/13/2015	11/13/2015		11/13/2015	30.23	
5273 - Minden Electric	1609	G'VILLE	Paid by Check # 642193		11/03/2015	11/20/2015	11/20/2015		11/20/2015	98.37	
									Account 520.097 - Maint B&G Totals	Invoice Transactions 2	\$128.60
Account 520.098 - Janitorial Services											
27347 - A+ Janitorial Service	TOG1015	G'VILLE	Paid by Check # 642014		10/29/2015	11/20/2015	11/20/2015		11/20/2015	100.00	
									Account 520.098 - Janitorial Services Totals	Invoice Transactions 1	\$100.00
Account 520.136 - Rents & Leases Equipment											
3519 - Xerox Corporation	082106583	716307012	Paid by Check # 642333		11/03/2015	11/20/2015	11/20/2015		11/20/2015	240.70	
									Account 520.136 - Rents & Leases Equipment Totals	Invoice Transactions 1	\$240.70
Account 520.187 - Internet Expense											
15887 - Charter Communications	0012509 11/15	8354110060012509	Paid by Check # 642073		11/02/2015	11/20/2015	11/20/2015		11/20/2015	65.00	
									Account 520.187 - Internet Expense Totals	Invoice Transactions 1	\$65.00

3-12



Accounts Payable by G/L Distribution Report

G/L Date Range 10/30/15 - 11/25/15

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 611 - Gardnerville Health & San										
Department 925 - Health & Sanitation										
Account 520.197 - Landfill Expense										
13443 - Bently Ranch	145181	G'VILLE	Paid by Check # 641474		07/24/2015	11/06/2015	11/06/2015		11/06/2015	178.60
13443 - Bently Ranch	145241	G'VILLE	Paid by Check # 641474		07/31/2015	11/06/2015	11/06/2015		11/06/2015	215.00
13443 - Bently Ranch	145294	G'VILLE	Paid by Check # 641474		08/07/2015	11/06/2015	11/06/2015		11/06/2015	201.00
13443 - Bently Ranch	145378	G'VILLE	Paid by Check # 641474		08/14/2015	11/06/2015	11/06/2015		11/06/2015	194.20
13443 - Bently Ranch	145424	G'VILLE	Paid by Check # 641474		08/21/2015	11/06/2015	11/06/2015		11/06/2015	168.20
13443 - Bently Ranch	145499	G'VILLE	Paid by Check # 641474		08/28/2015	11/06/2015	11/06/2015		11/06/2015	176.00
13443 - Bently Ranch	145527	G'VILLE	Paid by Check # 641474		09/04/2015	11/06/2015	11/06/2015		11/06/2015	172.60
13443 - Bently Ranch	145599	G'VILLE	Paid by Check # 641474		09/11/2015	11/06/2015	11/06/2015		11/06/2015	145.40
13443 - Bently Ranch	145656	G'VILLE	Paid by Check # 641474		09/18/2015	11/06/2015	11/06/2015		11/06/2015	158.00
13443 - Bently Ranch	145744	G'VILLE	Paid by Check # 641474		09/25/2015	11/06/2015	11/06/2015		11/06/2015	135.00
13443 - Bently Ranch	145791	G'VILLE	Paid by Check # 641474		10/02/2015	11/06/2015	11/06/2015		11/06/2015	148.80
15853 - Carson City Landfill	228079 10-15	228079	Paid by Check # 641766		11/02/2015	11/13/2015	11/13/2015		11/13/2015	17,490.48
13443 - Bently Ranch	145843	G'VILLE	Paid by Check # 642044		10/09/2015	11/20/2015	11/20/2015		11/20/2015	244.00
13443 - Bently Ranch	145868	G'VILLE	Paid by Check # 642044		10/16/2015	11/20/2015	11/20/2015		11/20/2015	175.60
13443 - Bently Ranch	145956	G'VILLE	Paid by Check # 642044		10/23/2015	11/20/2015	11/20/2015		11/20/2015	247.40
13443 - Bently Ranch	146036	G'VILLE	Paid by Check # 642044		10/30/2015	11/20/2015	11/20/2015		11/20/2015	227.20
9016 - Douglas Disposal Inc	40990612 10/15	40990612	Paid by Check # 642099		11/01/2015	11/20/2015	11/20/2015		11/20/2015	4,275.66
Account 520.197 - Landfill Expense Totals								Invoice Transactions 17		\$24,553.14
Account 521.130 - Legal Services										
10816 - Rowe Hales & Yturbide LLP	25265	G'VILLE	Paid by Check # 641942		10/26/2015	11/13/2015	11/13/2015		11/13/2015	540.00
Account 521.130 - Legal Services Totals								Invoice Transactions 1		\$540.00
Account 521.135 - Legal-Collection Cost										
2549 - Dallaire Tom-Petty Cash	11-15	G'VILLE PETTY CASH	Paid by Check # 641790		11/03/2015	11/13/2015	11/13/2015		11/13/2015	45.00
Account 521.135 - Legal-Collection Cost Totals								Invoice Transactions 1		\$45.00



Accounts Payable by G/L Distribution Report

G/L Date Range 10/30/15 - 11/25/15

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount	
Fund 611 - Gardnerville Health & San											
Department 925 - Health & Sanitation											
Account 532.003 - Gas & Oil											
3814 - Flyers Energy LLC	CFS1096682	8308	Paid by Check # 641538		10/15/2015	11/06/2015	11/06/2015		11/06/2015	1,060.66	
3814 - Flyers Energy LLC	CFS1104834	8308	Paid by Check # 642115		10/31/2015	11/20/2015	11/20/2015		11/20/2015	1,140.06	
									Account 532.003 - Gas & Oil Totals	Invoice Transactions 2	<u>\$2,200.72</u>
Account 532.028 - Uniforms											
5666 - Allied Uniform Sales	3828	G'VILLE	Paid by Check # 641454		10/20/2015	11/06/2015	11/06/2015		11/06/2015	243.87	
5785 - AlSCO Inc	LREN1079523	000330	Paid by Check # 641732		10/06/2015	11/13/2015	11/13/2015		11/13/2015	4.39	
5785 - AlSCO Inc	LREN1081643	000330	Paid by Check # 641732		10/13/2015	11/13/2015	11/13/2015		11/13/2015	4.39	
5785 - AlSCO Inc	LREN1083685	000330	Paid by Check # 641732		10/20/2015	11/13/2015	11/13/2015		11/13/2015	4.39	
5785 - AlSCO Inc	LREN1085746	000330	Paid by Check # 641732		10/27/2015	11/13/2015	11/13/2015		11/13/2015	4.39	
30870 - Mallory Safety & Supply LLC	3990331	87639	Paid by Check # 641868		10/20/2015	11/13/2015	11/13/2015		11/13/2015	182.54	
4287 - Red Wing Shoe Store	000000001-066	G'VILLE	Paid by Check # 642245		10/27/2015	11/20/2015	11/20/2015		11/20/2015	187.74	
4287 - Red Wing Shoe Store	000000002-066	G'VILLE	Paid by Check # 642245		11/03/2015	11/20/2015	11/20/2015		11/20/2015	83.87	
									Account 532.028 - Uniforms Totals	Invoice Transactions 8	<u>\$715.58</u>
Account 533.800 - Office Supplies											
26465 - Diamond Printing Inc	9398	G'VILLE	Paid by Check # 641796		10/31/2015	11/13/2015	11/13/2015		11/13/2015	533.02	
12997 - Do Co Procurement Program	10-15 DALLAIRE	G'VILLE	Paid by Check # 642093		10/27/2015	11/20/2015	11/20/2015		11/20/2015	24.48	
12997 - Do Co Procurement Program	10-15 LACOST	G'VILLE	Paid by Check # 642093		10/27/2015	11/20/2015	11/20/2015		11/20/2015	13.47	
12997 - Do Co Procurement Program	10-15 LOUTHAN	G'VILLE	Paid by Check # 642093		10/27/2015	11/20/2015	11/20/2015		11/20/2015	104.30	
									Account 533.800 - Office Supplies Totals	Invoice Transactions 4	<u>\$675.27</u>
Account 533.806 - Software											
16648 - E Squared C Inc	43521	G'VILLE	Paid by Check # 641803		11/02/2015	11/13/2015	11/13/2015		11/13/2015	37.50	
									Account 533.806 - Software Totals	Invoice Transactions 1	<u>\$37.50</u>
									Department 925 - Health & Sanitation Totals	Invoice Transactions 76	<u>\$36,143.06</u>
									Fund 611 - Gardnerville Health & San Totals	Invoice Transactions 76	<u>\$36,143.06</u>
									Grand Totals	Invoice Transactions 177	<u>\$224,094.82</u>

h-14

* = Prior Fiscal Year Activity

Gardnerville Town Board

AGENDA ACTION SHEET



1. **For Possible Action: Approve H & S Writeoffs**

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

3. **Department: Administration**

Prepared by: Tom Dallaire

4. **Meeting Date: December 1, 2015 Time Requested: N/A**

5. **Agenda:** Consent Administrative

Background Information: There are eleven accounts for a total of \$4,992.07. A large part of the amount is due to Sharkey's bankruptcy. The write offs include accounts from both commercial and residential accounts. Properties have been liened and sent to collection with no success in recovering the funds. Backup material is available in the office for your review.

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

7. **Board Action:**

Approved

Denied

Approved with Modifications

Continued



Gardnerville Town Board

AGENDA ACTION SHEET

1. **For Possible Action.** Approve the urban forestry annual work plan update for 2016.
2. **Recommended Motion:** Approve urban forestry annual work plan update for 2016.

Funds Available: Yes N/A

3. **Department:** Administration

Prepared by: Tom Dallaire

4. **Meeting Date:** December 1, 2015 **Time Requested:** N/A

5. **Agenda:** Consent Administrative

6. **Background Information:** Annual work plan update necessary for remaining a Tree City USA.

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

8. **Board Action:**

Approved Approved with Modifications
 Denied Continued



Year 2015 Urban Forest Work Plan

Arbor Day

- Proclamation by Town Board 2015 - **Completed**
- Arbor Day to be held April 2015 - **Completed**

Staff Training

- Continuing education for two staff certified arborists - **Completed**

Maintenance

- Ongoing routine maintenance, pruning, watering, fertilization, etc.- **Completed**
- Added landscaping and pergola to New Beginnings mailbox parcel - **Completed**

Town sponsored Projects

- Extension of Martin Slough landscape from Raley's to Toler Lane - **Ongoing**
- Extension of Martin Slough landscape-Hellwinkel parkway – **Working towards completion by end of December 2015.**
- Semi-annual Town newsletter-tree care tips - **Completed**
- Continue working on trails for the west side of Gilman ponds through to the Ranch at Gardnerville. - **Ongoing**

Development driven projects (when market conditions allow)

- The Ranch at Gardnerville-Martin Slough 30-acre Town park extension with trees, shrubs, and trails development and maintenance period. - **Ongoing**
- The Ranch at Gardnerville Phase I streetscape and street trees - **Ongoing**



Year 2016 Proposed Urban Forest Work Plan

Arbor Day

- Proclamation by Town Board 2016
- Arbor Day to be held April 2016

Staff Training

- Continuing education for two staff certified arborists
- Fertilization education
- Pesticide education
- Work order and utilize the tree inventory from NDF grant and collection work

Maintenance

- Ongoing routine maintenance, pruning, watering, etc.
- Pruning of trees in Stodick Estates to allow street sweeper to clean gutter.
 - Education and example to get home owners to prune their own trees
 - Hold two hour public workshop for the residents of Stodick Estates on tree pruning
- Fertilize treatment for all town trees
- Treat in ground pesticide for town trees
- Keep inventory up to date

Town sponsored Projects

- Extension of Martin Slough landscape from Raley's to Toler Lane (pending funding)
- Semi-annual Town newsletter-tree care tips
- Add amenities and additional landscaping along trails for the west side of Gilman ponds through to the Ranch at Gardnerville.

Development driven projects (when market conditions allow)

- The Ranch at Gardnerville-Martin Slough 30-acre Town park extension with trees, shrubs, and trails development.

Gardnerville Town Board

AGENDA ACTION SHEET



1. **Not For Possible Action:** Discussion on the Main Street Program Manager's Monthly Report of activities for November 2015.
2. **Recommended Motion: Receive and file**
 - a. **Funds Available:** Yes N/A
3. **Department:** Administration
4. **Prepared by:** Paula Lochridge
5. **Meeting Date:** December 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:**
 Approved Approved with Modifications
 Denied Continued



Main Street Gardnerville's Program Manager Report December 1, 2015

- **Program Activities:**

- The National Main Street Center has rolled out a “re-fresh” of the Main Street plan. *I've included some of this material with my report.*
 - I attended part of the Main Street Minden training session on November 12th for a review of this “Main Street Re-fresh” Our contact with the California Main Street Association, Laura Cole-Rowe, agreed to do their training.

- **Organization Activities:**

- We have a new Chairperson in place, Tara Addeo, and the committee will be focusing on Volunteer Recruitment, Sponsorship Opportunities and the 2015 Annual Report.

- **Promotions Activities:**

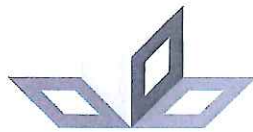
- We are partnering with CV Chamber of Commerce and Main Street Minden for “Small Business Saturday” on November 28th. *See attached flier and press release.*
- Wrap up of 2015 and focusing on plans for 2016
- Researching possible Mobile Town Guide applications

- **District Vitality Activities:**

- We have two Revolving Loan Fund applications out with the possibility of loaning out more funds; still at a 2% interest rate.
- Business Inventory Tracker, comparing years 2009-Present, is included in this report.

- **Design Activities:**

- The permit for the Basque Mural has been picked up by Walter & Walter, the contractor who will be doing the install. Date for installation yet to be determined.
- We will be visiting Lowe's in Carson City on December 2nd to thank them for donation/volunteer efforts in Heritage Park Gardens.
- Another bench has arrived and will soon be installed in front of the Overland Restaurant and Bar. A dedication will be planned once it's been installed.



YOUR NEW MAIN STREET

Main Street America™
and the Refreshed
Main Street
Approach



The National Main Street Center has been working on a number of initiatives that will affect the way we—the Main Street movement—do our work, talk about our cause, and position ourselves within the community revitalization field. We are excited to share our progress on the Refresh of the Main Street Approach, as well as the launch of the new brand—Main Street America™.

Much more than simply a new logo and updated revitalization framework, the goal with these changes is to reinvigorate the network's collective look, feel, and strategy to position Main Street as a leader locally, regionally, and nationally. Since the early 1980s, Main Street has been at the forefront of the community revitalization movement. Main Streets should be proud of and acknowledge their important role in the downtown renaissance we are enjoying today, characterized by significant numbers of people and businesses moving to be near vibrant commercial corridors, the shop-local movement becoming mainstream, and adaptive re-use projects being viewed as economically viable

and attractive to developers, residents, and business owners alike.

The changes under way at the National Main Street Center reflect the critical role that Main Streets have played, and will continue to play, in this era of thriving cities and towns.

MAIN STREET REFRESH: STRATEGY, ENGAGEMENT, AND OUTCOMES

In 2014, we began a process we refer to as the *Four Point Refresh*. The goal of this work has been to fully evaluate the Four Point Approach—Main Street's longstanding preservation-based revitalization framework consisting of Design, Promotion, Organization, and Economic Restructuring. We wanted to better understand how it was working on the ground; how it might evolve to better meet the needs of today's Main Streets; and, going forward, how it can best serve the movement as we collectively face the challenges and opportunities of tomorrow. [You can read more about the process here.](#)



“

MAIN STREET AMERICA™
REPRESENTS THE BROAD DIVERSITY
THAT MAKES THIS COUNTRY SO
UNIQUE. WORKING TOGETHER,
WE HELP BREATHE NEW LIFE
INTO THE PLACES PEOPLE
CALL HOME. ”

Our findings reconfirm the importance and usefulness of the Four Point Approach. In fact, in many ways, new trends in the planning, community development, and historic preservation fields build off principles that are already embedded within the Main Street framework. For example, there is growing recognition that revitalization must be inclusive and representative of the community in order to be sustainable and effective—a concept embraced by Main Streeters for the past 35 years. So too, residents, local policy makers, and developers increasingly

understand that a community’s distinctive characteristics and older and historic buildings are its greatest assets—that they foster a strong local-business environment with powerful economic and social benefits. These ideas, which are now becoming mainstream, have long been embraced and implemented by the Main Street network.

Our research also reveals opportunities for improvement. Surveys and interviews with practitioners, along with our on-the-ground experience, show that the nature of the Four Point Approach encourages users to be overly focused on the process

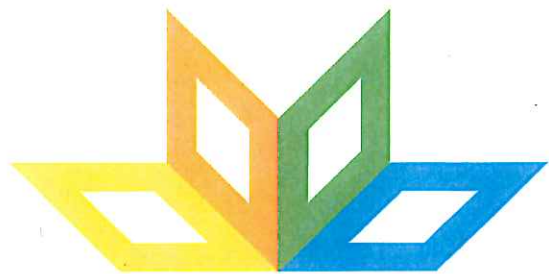
6-5

itself, sometimes at the expense of long-term vision and strategic focus on outcomes. By embracing broad community engagement and concentrating on district-specific transformation strategies and impact measurement, Main Streets have a tremendous opportunity to expand their influence and impact, creating more jobs and enhancing the overall quality of life in a community.

Building off the strong foundation that the Four Point Approach provides, we've developed a "beta-version" of an updated Main Street Approach that places these critical elements—community engagement, comprehensive strategy development, and rigorous outcome measurement—at the forefront. The Four Points will remain a key element of the organizing framework for the implementation of Main Street, but *strategy* will drive the focus, activity, and outcomes. Find out more about the preliminary changes [here](#). Over the course of the next 12 to 18 months, we will be working with Coordinating Programs and local Main Streets to refine this framework.

Thanks to funding from the John S. and James L. Knight Foundation and the National Trust for Historic Preservation, we also will be conducting demonstration projects in a number of commercial districts across the nation to see how the new model works on the ground, develop tailored trainings and services, and incorporate lessons-learned into the finished product.

Demonstration project sites include Detroit, Michigan; Lexington, Kentucky; Philadelphia, Pennsylvania; Miami, Florida; Milledgeville, Georgia; Biloxi, Mississippi; and Gary, Indiana.



*The fresh name, look,
and approach reflect
our commitment to
equipping the Main
Street movement
with the skills and
tools needed to be
successful in the
years to come.*



We recognize—and embrace—the idea that the Refresh roll-out will be incremental, allowing us to remain flexible and responsive to the needs of the network. We expect this new approach to integrate easily into the framework and strategy of some programs and to require a natural period of adjustment for many others. Accordingly, this launch is just the beginning of an ongoing process during which we will be working very closely with Coordinating Programs, local Main Streets, and pilot demonstration sites to ensure that the process, training framework, and support materials fit the needs of those on the ground. Collectively, we will learn as we go, make adjustments, and improve our offerings.

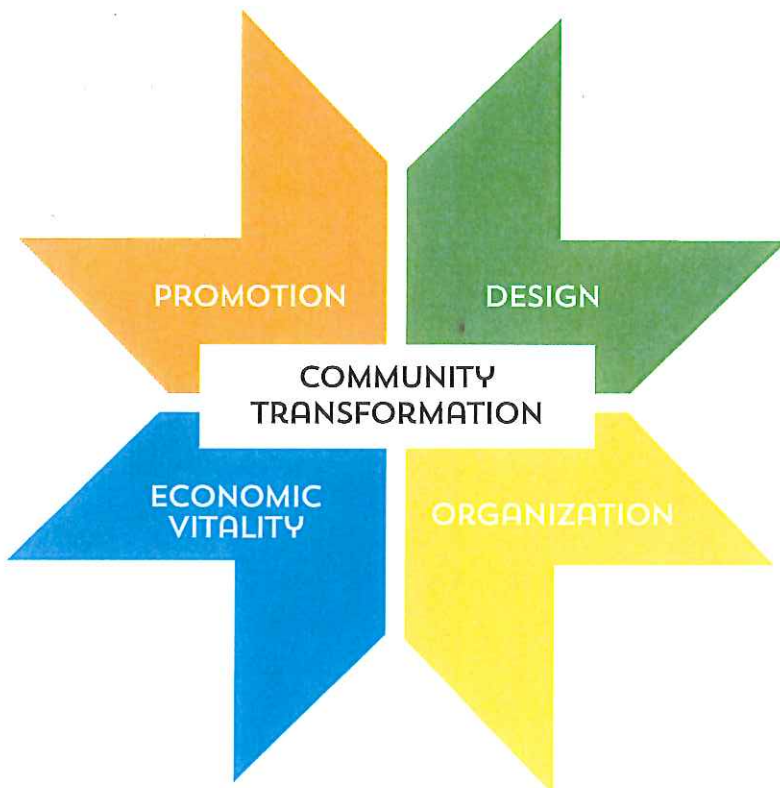
MAIN STREET AMERICA: A NEW LOOK FOR AMERICA'S MAIN STREETS

In taking stock of the state of Main Street, we consistently heard that local programs and Coordinating Programs all across the nation struggle with visibility in their region and beyond. Further, the network has communicated a strong desire for the National Main Street Center to take steps to build the national visibility of our work to transform communities.



The National Main Street Center is delighted to announce the launch of a new brand for our national network of Coordinating Programs, Main Street communities and districts, and affiliates:

Under the refreshed Main Street model, community-based Transformation Strategies will become the focus of a Main Street program's work. These strategies will be rooted in a thorough understanding of the district's existing assets, economic potential, and community input, and will be implemented through the Four Points.



6-7

Main Street America™ *Main Street America* celebrates the breadth and diversity of our nation-wide network, creates a better system to recognize different levels of achievement, and provides a platform to broaden our movement in scale and impact. Finally, this fresh new brand will help us elevate the visibility of our important work all across the nation.

The new logo and tagline communicate a strong connection to our past, while featuring a vibrant, forward-looking design and color scheme. The mark features four petals (corresponding to each of the Four Points), and a gooseneck lamppost, an iconic Main Street image with which our downtowns and neighborhood commercial districts—be they urban, rural, or in-between—can identify.

A brand, however, is more than just a logo; it represents a promise. The new *Main Street America* is:

- ▶ Dedicated to creating vibrant, people-centered places to live, work, and play;
- ▶ United by a commitment to revitalizing historic downtowns and commercial districts; and
- ▶ Representative of the great diversity this country has to offer, from small rural towns to busy urban corridors, and everything in between.

We encourage you to [take a look at this slide show](#) that outlines the new brand in greater detail.

To go along with this new brand, we are introducing a tier system to replace



the annual Designation/Accreditation process. Ultimately, there will be three tiers: Affiliate, Accredited, and Premier. These three tiers will recognize different levels of commitment to revitalization, organizational capacity, and achievement of outcomes in improving downtowns and neighborhood commercial districts. [You can view an overview of the new tier structure here.](#) [You can also review the brand guidelines here.](#)

The National Main Street Center is committed to elevating the name, reputation, and great work of Main Streets across the country. Now equipped with a fresh brand identity, we're confident the name, look, and messaging around *Main Street America* will help everyone tell a more compelling, unified, and powerful story about what Main Street is and why it matters.



November 28th



WIN PRIZES!

look for SHOP SMALL balloons, arrows, welcome mats & posters at your favorite local businesses.

GET GREAT LOCAL SPECIALS!

Minden

Tumblewind

Nevada Joe
Coffee on Main
Joyce's Fine Jewelry

A Wildflower Florist
The Blue Cow

East Fork Gallery
Carson Valley Museum — Gweneth Pryzbylo
Cultural Center & Princess House

Quail Cottage

Battle Born Wine

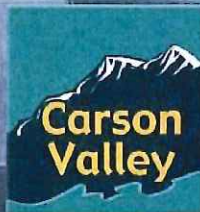
Fresh Ideas & Polka Dots

Especially For You

Country Carousel &
CJS Floors

Gardnerville

Chocolate Shoppe



Chamber of
Commerce



"Small Business Saturday" Participating Businesses, Nov. 28, 2015

GARDNERVILLE:

Joyce's Fine Jewelry, 1503 Hwy 395 N, Suite A, Gardnerville (Open 10 am - 4 pm)

You could win Christmas Potpourri, valued at \$28.50

A Wildflower, 1503 Hwy 395 N, Suite B, Gardnerville (Open 9 am - 4 pm)

You could win a Custom Holiday Decoration, valued at \$100

The Blue Cow, 1503 Hwy 395 N, Suite F, Gardnerville (Open 10 am - 4 pm)

You could win a Gift Basket, valued at \$30

East Fork Gallery, 1503 Hwy 395 N, Suite K, Gardnerville (Open 10 am - 5 pm)

You could win a hand-painted plate, valued at \$50

Carson Valley Museum & Cultural Center, 1477 Hwy 395 N, Gardnerville (Open 10 am - 3 pm)

You could win a Gift Basket featuring the old farmhouse kitchen plus an time food & cooking utensils, valued at \$35

Gweneth Pryzbylo-Princes House Consultant, (will be inside the Museum at 1477 Hwy 395 N)

You could win Princess House Heritage Grande Glasses (2), valued at \$45

Fresh Ideas & Polka Dots, 1455 Hwy 395 N, Gardnerville (Open 10 am - 5 pm)

You could win a Vodka Shooters Set, valued at \$36

Quail Cottage Antiques, 1459 Hwy 395 N, Gardnerville (Open 10 am - 5:30 pm)

You could win a gift certificate, valued at \$25

Battle Born Wine, 1448 Hwy 395 N, Gardnerville (Open 11 am - 6:30 pm)

Especially For You, 1218 Eddy Street, Gardnerville (Open 10 am - 4 pm)

You could win a Gift Certificate, valued at \$40

Country Carousel & CJS Floors, 1420 Hwy 395 N, Gardnerville (Open 9:30 am - 5:30 pm)

You could win Samples & Gift Bags

Chocolate Shoppe, 1363 Hwy 395 N, Suite 7, Gardnerville (Open 9:30 am - 6 pm)

You could win a Gift Tray, valued at \$35

MINDEN:

Nevada Joe Coffee on Main, 1572 Hwy 395, Minden (Open 7 am - 5 pm)

You could win a Large C.O.M. Coffee Mug, \$10 Buckaroo Bucks & Coffee Beans, valued at \$29

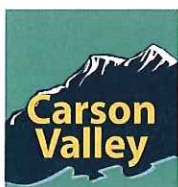
Tumblewind Antiques, 1600 Esmeralda Ave., Minden (Open 10 am—5 pm)

You could win a gift basket

Specials and hours are subject to change without notice.



MainStreetGardnerville.org



Chamber
of Commerce

CarsonValleyNV.org

6-10



MainStreetMinden.com

Hardnerville	1	6	2	4	1	3	1
Act/Transfer of Ownership	0	3	0	3	6	5	4
	0	4	17	14	16	13	16

as of 11/23



Gardnerville Town Board

AGENDA ACTION SHEET

1. **For Possible Action.** Discussion to approve, approve with modifications or deny a request by Richard L Clark, C/O Hankins Group to annex 3.27 acres to the Town of Gardnerville APN: 1220-10-601-002, located at 1144 N Highway 395 (on the west side of the highway); with public comment prior to board action.
2. **Recommended Motion:** Approve the Annexation request by Richard L Clark, C/O Hankins Group of the 3.27 acres of property (APN: 1220-10-601-002) located at 1144 N Highway 395.

Funds Available: Yes N/A

3. **Department: Administration**

Prepared by: Tom Dallaire

4. **Meeting Date: December 1, 2015** **Time Requested:** 10 Minutes

5. **Agenda:** Consent Administrative

6. **Background Information:** Alta Consulting came to the town board on February 4, 2014 and we requested they annex the property into the town as MGSD and Gardnerville Town Water Co. will serve the proposed parcels. They wanted to split the parcel into 4 parcels the smallest being 0.63 net acres.

Town Staff will forward the request to RCI for them to modify the Town Annexation Map and town boundary metes and bounds document for staff to make application to the County for County Commissioner approval of the annexation.

7. **Other Agency Review of Action:** Yes N/A
Gardnerville Water & Douglas County

8. **Board Action:**

Approved Approved with Modifications
 Denied Continued



TOWN OF GARDNERVILLE
APPLICATION FOR ANNEXATION

When Complete, Return to:
Town of Gardnerville
1407 Hwy 395
Gardnerville, NV 89410

RECEIVED
NOV 12 2015
BY:

Legal Owner: Richard L. Clark

Mailing Address: c/o Hinkens Group Phone: 805-291-9898
200 East College Avenue
Lempoc, California 93436

Surveyor/Engineer: Greg Phillips, PLS Michael Bennett, PE.

Mailing Address: 800 East College Parkway
Carson City Nevada Phone: 775-883-7077
89706

Agent (if applicable) Mark Neuffer / Alta Consulting, Ltd.

Mailing Address: P.O. Box 905
Genoa, Nevada 89411 Phone: 775-720-9087

Assessor's Parcel Number: 1220-10-601-002

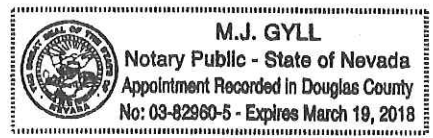
I, the undersigned owner (or authorized agent with letter of approval from the property owner) of the property described on the attached map, hereby petition the Town of Gardnerville for annexation.

Signature: [Handwritten Signature]

pd \$300 658
CK-H
Alta Consulting

County of Douglas)
State of Nevada)

Subscribed and sworn before me this 10th day of November, 2015.



[Handwritten Signature]
Notary Public

- Application for annexation must include the following:
1. Two copies of proposed annexation map ✓
2. \$300 application/deposit fee (checks or credit cards accepted) ✓
3. Preliminary Title Report ✓



Subject Parcel
APN 1220-10-601-002

NEW TOWN BOUNDARY
WILL CROSS 395
2 TIMES.

CURRENT
TOWN BOUNDARY

PUBLIC ROAD R/W
PER BK. 0113, PG. 1602
ANNEXATION AREA
0.175 ACRES

GARDNERVILLE TOWN
APN 1220-03-000-002
ANNEXATION AREA 2.4

7-3

JEWEL COMMERCIAL
PARK

BARTON CLINIC

GLENWOOD
DRIVE

DRIVE

CHARLOTTE WAY

LARSON WAY

VIRGINIA RANCHY DRIVE

230 U.S. HIGHWAY 85

MULLER PARKWAY

PINENUT RD

302

301

231

229

212

213

214

215

216

217

211

Subject Parcel
APN 1220-10-601-002 →

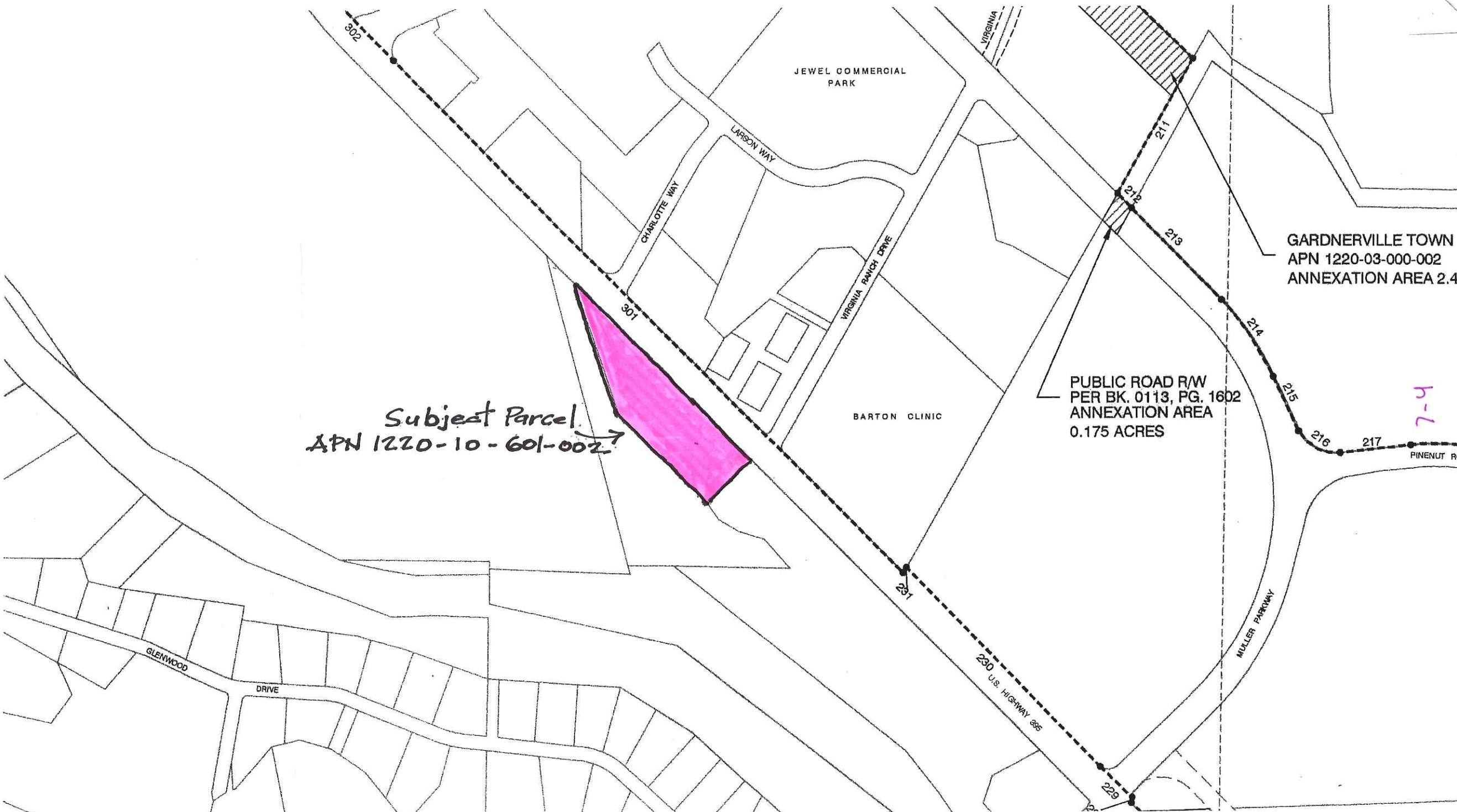
JEWEL COMMERCIAL PARK

BARTON CLINIC

GARDNERVILLE TOWN
APN 1220-03-000-002
ANNEXATION AREA 2.4

PUBLIC ROAD R/W
PER BK. 0113, PG. 1602
ANNEXATION AREA
0.175 ACRES

7-4





February 5, 2014

Attn: Dirk Goering
Junior Planner
Douglas County Community Development
1594 Esmeralda Avenue
PO Box 218
Minden, NV 89423

Re: LDA 14-002 Mark Neuffer, Alta Consulting, Ltd. Parcel Map (APN: 1220-10-601-002)

The Gardnerville Town Board took action at last night's meeting and approved the above listed parcel map with the following conditions and concerns that were discussed during the meeting;

Conditions of approval;

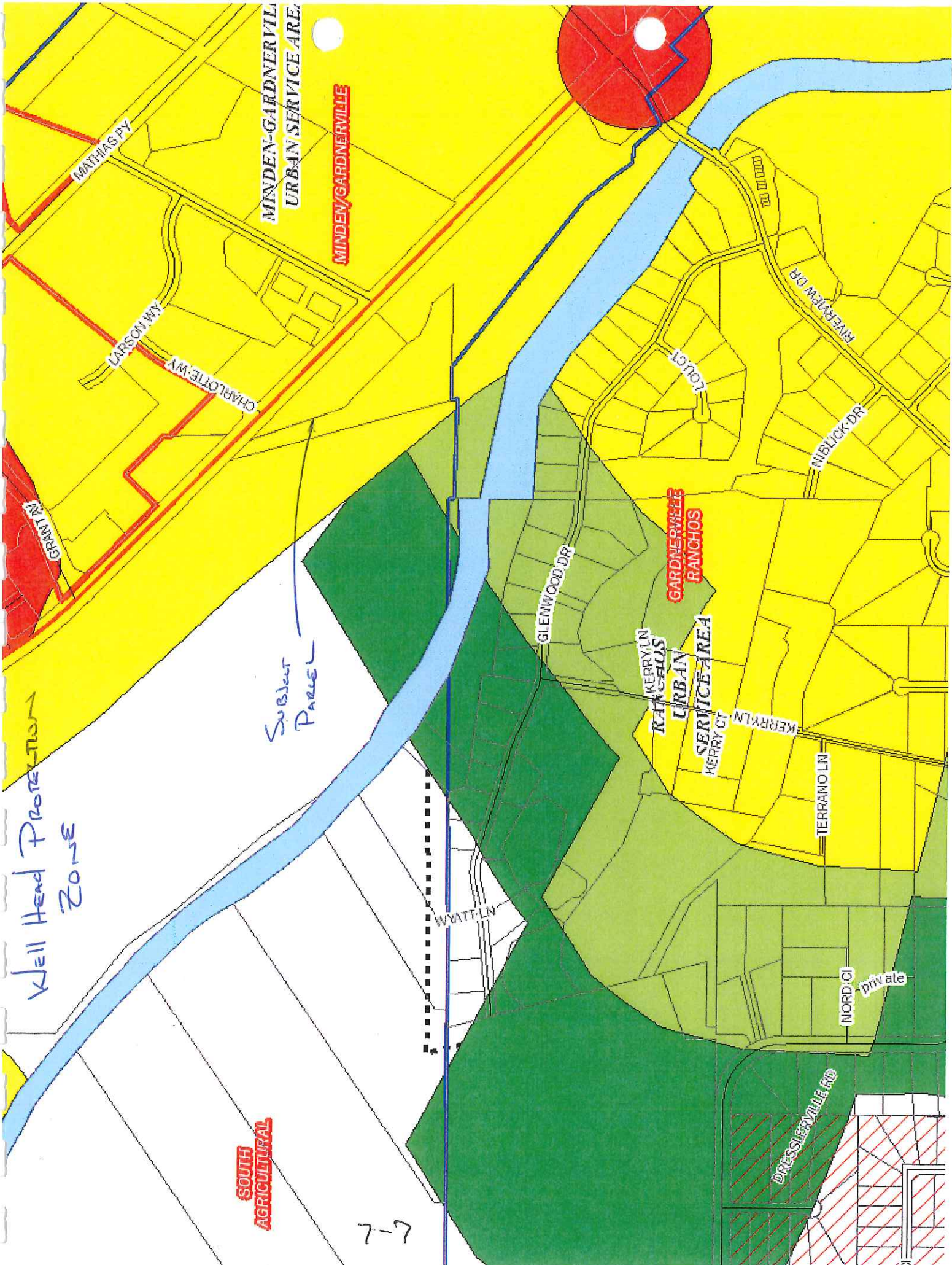
1. The subject parcel shall be annexed into the Town of Gardnerville prior to the recording of the final map.
2. An Access easement should be provided for access through the proposed parcels from the main entrance at highway 395 to parcel 1.
3. The applicant shall submit a design review to the Town for Board review and approval. Plans shall be in conformance with Douglas County Design Criteria and Improvement Standards (DCDCIS) Division 7, and the Town of Gardnerville design standards.
 - a. The trash enclosure on each parcel should be provided and installed per town standards, and a decorative stop sign at Highway 395.
 - b. The map shall be revised to show the storm drain easement for the new storm drain line into proposed pond from the south to the north as shown in the drainage study.
 - c. Pedestrian access should be provided and planned for a future pedestrian connection from parcel one through the proposed parcels to the reciprocating access that could be connected to Riverview Road in the future with off-site development.
 - d. The development plans shall include the current Special Flood Hazard Areas per FEMA Panel 265G including the LOMR that went into effect on October 22, 2012.
 - e. All administrative, engineering, or legal fees incurred by the Town in connection with reviewing the project shall be reimbursed and paid to the Town.

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

Sincerely,

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

7-5



Well Head Protection Zone

Subjeat Parcel

SOUTH AGRICULTURAL

7-7

MINDEN-GARDNERVILLE URBAN SERVICE AREA

MINDEN/GARDNERVILLE

GARDNERVILLE RANCHOS

URBAN SERVICE AREA

KERRY LN

KERRYS

KERRY CT

TERRANO LN

NORD CT private

DRESSLERVILLE RD

WYATT LN

GLENWOOD DR

TOUGHT

NIBLICK DR

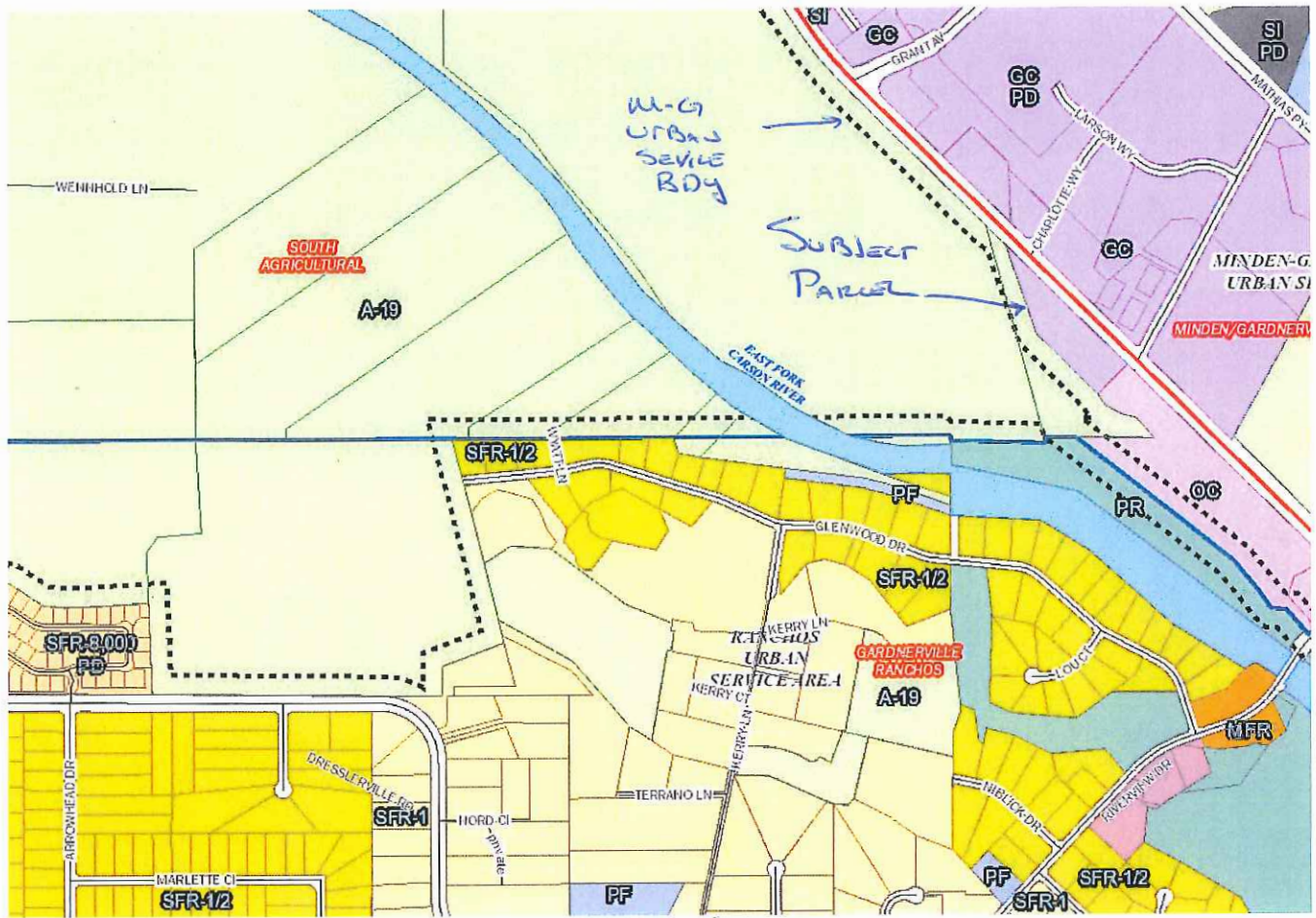
EMERSON DR

MATHIAS PY

LARSON WY

CHARLOTTE WY

GRANT WY



7-8



PRELIMINARY REPORT

PROPOSED BUYER: TBD
PROPOSED LENDER:
PROPERTY ADDRESS: 1144 N. HWY 395, Gardnerville, NV 89410

Escrow Office:
Ticor Title of Nevada, Inc.
1483 US Highway 395 N., Suite B
Gardnerville, Nevada 89410
Phone: (775) 783-1400 Fax: (775) 783-1449
Escrow Officer: Rishelle Thompson
Customer No.: /

Title Office:
Ticor Title of Nevada, Inc.
307 W. Winnie Lane Suite 1
Carson City, Nevada 89703
Phone: (775) 883-7513 Fax: (775) 887-5065
Order No.: 01505105-RLT

**The information contained in this report is through the date of
November 3, 2015 at 7:30 A.M.**

In response to the application for a policy of title insurance referenced herein, Chicago Title Insurance Company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

The policy(s) of title insurance to be issued hereunder will be policy(s) of Chicago Title Insurance Company.

Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

This report (and any supplements or amendments thereof) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby.

Ticor Title of Nevada, Inc.

Bonnie Graybill, Title Officer

THE FOLLOWING REQUIREMENTS MUST BE MET PRIOR TO CLOSE OF ESCROW:

1. Furnish to the Company for review:
 - a) Certification of Trust in accordance with Nevada Revised Statutes

SCHEDULE A

The estate or interest in the land hereinafter described or referred to covered by this report is:

FEE

Title to said estate or interest at the date hereof is vested in:

Richard L. Clark, Trustee of the Richard L. Clark Living Trust dated August 27, 2004

The land referred to in this Report is situate in the State of Nevada, County of Douglas and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SCHEDULE B

At the date hereof Exceptions to coverage in addition to the printed exceptions and exclusions in said policy form would be as follows:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof, (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records.
6. Any lien or right to lien for services, labor or material not shown in the Public Records.
7. General and special State, County and/or City property taxes, including any personal property taxes and any assessments collected with taxes, payable in four (4) quarterly installments (due on or before 3rd Monday in August and 1st Monday in October, January and March, respectively) are as follows:

Assessor's Parcel No.: 1220-10-601-002
Fiscal Year: 2015-2016
Total Taxes: \$4,608.72
1st Installment: \$1,152.18, paid
2nd Installment: \$1,152.18, paid
3rd Installment: \$1,152.18, not paid
4th Installment: \$1,152.18, not paid
8. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Nevada Revised Statutes.
9. Any liens levied by the Minden-Gardnerville Sanitation District, by reason that subject property is located within said district.
10. Any liens levied by the Gardnerville Town Water Company, Inc., by reason that subject property is located within said district.
11. Any liens levied by the Douglas Disposal by reason that subject property is located within said district.
12. Subject to any rights and/or provisions of the General Highway Act for improvements, repairs or landscaping to the public highway, located along the boundary of the herein described property.

13. Waiver of any claims for damages to said property by reason of the location, construction landscaping or maintenance of the highway adjoining said property, as contained in the deed to the State of Nevada, recorded September 25, 1928, S of Deeds, Page 39.
14. Waiver of any claims for damages to said property by reason of the location, construction landscaping or maintenance of the highway adjoining said property, as contained in the deed to the State of Nevada, recorded April 5, 1941, W of Deeds, Page 39.
15. Waiver of any claims for damages to said property by reason of the location, construction landscaping or maintenance of the highway adjoining said property, as contained in the deed to the State of Nevada, recorded August 11, 1992, Book 892, Page 1435, Document No. 285622, of Official Records.
16. Notes, easements and recitals as set forth on Parcel Map No. 287403 and Record of Survey No. 337648 herein referred. Said notes, easements and recitals will affect the use of the herein described property and a review of said map is advised.
17. An agreement, on the terms and conditions contained therein.

Purpose: Annexation into the Minden-Gardnerville Sanitation District, a governmental body organized under the law of the State of Nevada

Executed by: Jerome L. Keenan and Joann Keenan and Minden-Gardnerville Sanitation District

Recorded: June 2, 1993, Book 693, Page 413, Document No. 308563, of Official Records

18. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document

Entitled: Assignment of Lease for Security and Subordination

Lessor: David R. Thomas and Judith K. Thomas

Lessee: J Bar D Enterprises, Limited Liability Company, a Nevada limited liability company, dba Carson Valley Garden & Ranch Center

Recorded: August 31, 1998. Book 898, Page 7009, Document No. 448454, of Official Records

19. Annexation Agreement, on the terms and conditions contained therein,

Executed by: Gardnerville Water Company, Inc. and Richard L. Clark

Recorded: April 30, 2014, Book 0414, Page 5867, Document No. 841776, of Official Records

20. Rights of parties in possession.
21. Any unrecorded and subsisting leases.

NOTE: The requirement that this Company be provided with a copy of the "rent roll" and any unrecorded leases(s) referred to herein for its review.

This Company may have different and/or additional requirements after its review.

INFORMATIONAL NOTES

NOTE: The charge for a policy of title insurance, when issued through this application for title insurance, will be based on the Short Term Rate. (Not applicable to short sale transactions)

NOTE: Our investigation has been completed and there is located on said land a commercial building known as **1144 N. Hwy 395, Gardnerville, Nevada**. The ALTA loan policy, when issued, will contain the CLTA 100 Endorsement and 116 series Endorsement.

NOTE: Recorded transfers or agreements to transfer the land described herein within the last 24 months prior to the date hereof are as follows: None

NOTE: The last recorded transfer or agreement to transfer the land described herein is as follows:

Instrument Entitled: Grant, Bargain, Sale Deed

By/From: Trust Company of America FBO Peter Youngdahl

To: Richard L. Clark, Trustee of the Richard L. Clark Living Trust dated August 27, 2004

Recorded: September 11, 2013, Book 913, Page 2186, Document No. 830395, of Official Records

Order No.: 01505105-RLT

EXHIBIT A

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Parcel 1 as shown on the Parcel Map for Sierra View Enterprises filed for record in Book 992 at Page 254 as Document No. 287403, Official records of Douglas County, Nevada.

Except Therefrom: all that portion of said parcel located along the Northeasterly boundary line of said parcel as described in Deed recorded August 11, 1992, in Book 892, Page 1434, as Document No. 285622, Official Records of Douglas County, Nevada.

Together with all that portion of Parcel 2 as shown on aforesaid Parcel Map described as follows:

Commencing at the Southwesterly corner common to said Parcels 1 and 2, which point is the True Point of Beginning; thence along the Southwesterly line of said Parcel 2 South 45°59'05" East a distance of 142.47 feet; thence leaving said line North 44°26'06" East a distance of 220.66 feet to a point on the Southwesterly right-of-way line of Highway 395 as described in Deed filed for record in Book 892 at Page 1434, as Document No. 285622, Official Records of Douglas County, Nevada; thence along said right-of-way line North 45°32'00" West a distance of 142.35 feet to a point on the line between said Parcels 1 and 2; thence along said line South 44°28'00" West a distance of 219.30 feet to the True Point of Beginning.

Said premises further shown as Adjusted Parcel 1 on that certain Record of Survey recorded May 16, 1994, Book 594, Page 2760, Document No. 337648, Official Records.

Said legal description appeared previously in Grant, Bargain, Sale Deed, recorded September 11, 2013, in Book 913, Page 2186, as Document No. 830395, Official Records.

APN: 1220-10-601-002

ATTACHMENT ONE
CALIFORNIA LAND TITLE ASSOCIATION
STANDARD COVERAGE POLICY - 1990
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

**CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13)
ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE**

EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
 - a. building;
 - b. zoning;
 - c. land use;
 - d. improvements on the Land;
 - e. land division; and
 - f. environmental protection.
 This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
 - a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
 - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
 - c. that result in no loss to You; or
 - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
 - a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
 - b. in streets, alleys, or waterways that touch the Land.
 This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1.00% % of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 10,000.00
Covered Risk 18:	1.00% % of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 5,000.00

2006 ALTA LOAN POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13 or 14); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

(Except as provided in Schedule B - Part II, (t or T) his policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

(PART I

(The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.

PART II

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:)

2006 ALTA OWNER'S POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
 - (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
 3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
 4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
 5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

(The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.
7. (Variable exceptions such as taxes, easements, CC&R's, etc. shown here.)

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (04-02-15)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.
10. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
11. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

Note: Notice of Available Title Insurance and Escrow Discounts

Your transaction may qualify for one of the discounts shown below. In order to receive these discounts, you will need to contact your escrow officer or a company representative to determine if you qualify and to request the discount. Your escrow officer or company representative will provide a full description of the terms, conditions and requirements associated with each discount.

Available Title Insurance Discounts (These discounts will apply to all transactions where the company is issuing a policy of title insurance, including such transactions where the company is not providing escrow closing services.

CREDIT FOR PRELIMINARY TITLE REPORTS AND/OR COMMITMENT CANCELLATION CHARGES ON SUBSEQUENT POLICIES

Where an order was cancelled and no major change in the title has occurred since the issuance of the original report or commitment, and the order is reopened within 24 - 36 months, all or a portion of the charge previously paid upon the cancellation of the report or commitment may be credited on a subsequent policy charge.

SHORT TERM RATE

The Short Term Rate is a reduction of the applicable insurance rate which is allowable only when the current order is placed within 60 months from the date of issuance of a prior policy of title insurance to the vested owner or an assignee of the interest insured. The short term rate is 80% of the Basic Rate. Unless otherwise stated, the reduction only applies to policies priced at 80% or greater of the basic rate. This reduction does not apply to Short Sale transactions or to any surcharge calculated on the basic rate.

PRIOR POLICY DISCOUNT (APPLICABLE TO ZONE 2, DIRECT OPERATIONS ONLY)

The Prior Policy Discount will apply when a seller or borrower provides a copy of their owner's policy upon opening escrow. The prior policy rate is 70% of the applicable owner's title premium. This discount may not be used in combination with any other discount and can only be used in transactions involving property located in Zone 2 (Zone 2 includes all Nevada counties except Clark, Lincoln and Nye) that are handled by a direct operation of the FNF Family of Companies.

CHURCHES OR CHARITABLE NON-PROFIT ORGANIZATIONS

On properties used as a church or for charitable purposes within the scope of the normal activities of such entities the charge for a policy shall be 50% to 70% of the appropriate title insurance rate, depending on the type of coverage selected. This discount shall not apply to charges for loan policies issued concurrently with an owner's policy.

EMPLOYEE RATE

No charge shall be made to employees of the Company, its subsidiary or affiliated companies (including employees on approved retirement) for policies issued in connection with financing, refinancing, sale or purchase of the employee's bonafide home property. Waiver of such charges is authorized only in connection with those costs which the employee would be obligated to pay, by established custom, as a party to the transaction.

INVESTOR RATE

This rate is available for individuals, groups of individuals or entities customarily engaged in real estate investments. The parties must provide reasonable proof that they currently hold title to or have transferred title to three (3) or more investment properties in the State of Nevada within the past twelve (12) months to qualify for this rate. On a sale transaction, the investor rate is 70% of the basic rate. This reduction does not apply to any surcharge calculated on the basic rate. On a refinance transaction or where the investor is obtaining a loan subsequent to a purchase, the rate shall be 85% of the applicable rate with a minimum charge of \$385.00. The loan discount shall only apply to transactions priced under Section 5.1 B (1b) of the title insurance rate manual. This rate is available upon request only.

Available Escrow Discounts These discounts will apply only to the escrow fee portion of your settlement charges, and the discounts will apply only if the company is issuing a policy of title insurance in conjunction with providing escrow services.

SENIOR CITIZEN RATE

If a valid identification is provided, principals to a given transaction who qualify as Senior Citizens (55 year of age and over) shall be charged 70% of their portion of the escrow fee wherein a valid identification is provided. This discount shall only apply on residential resale transactions wherein the principal resides in the subject property. This discount may not be used in combination with any other escrow rate discount. This rate is available upon request only.

MILITARY DISCOUNT

Any person on active military duty or a Veteran of the U.S. Armed Forces shall be charged 80% of their portion of the escrow fee. A copy of a current military identification card or a copy of the DD-214 (Certificate of Release or Discharge from Active Duty) must be provided. This discount may not be used in combination with any other discount. This rate is for sale transaction and it is available upon request only.

FIRST TIME HOMEBUYER RATE (APPLICABLE TO ZONE 2 ONLY)

A first time homebuyer of an owner-occupied residential property shall be charged 75% of their portion of the escrow fee, provided reasonable evidence is presented that this is their first home. Applies to all counties except Clark, Lincoln and Nye. This discount may not be used in combination with any other discount. This rate is for sale transactions and it is available upon request only.

EMPLOYEE RATES

An employee will not be charged an escrow fee for the purchase, sale or refinance of the employee's primary residence. The employee must be a principal to the transaction and the request for waiver of fees must be submitted to Management prior to approval.

INVESTOR RATE

This rate is available for individuals, groups of individuals or entities customarily engaged in real estate transactions. The parties must provide reasonable proof that they currently hold title to or have transferred title to three (3) or more investment properties within the State of Nevada within the past twelve (12) months to qualify for this rate. The charge is 70% of their portion of the escrow fee. This discount may not be used in combination with any other discount. This rate is for sale transactions and it is available upon request, only.

**FIDELITY NATIONAL FINANCIAL
PRIVACY NOTICE**

Fidelity National Financial, Inc. and its majority-owned subsidiary companies providing real estate- and loan-related services (collectively, "FNF", "our" or "we") respect and are committed to protecting your privacy. This Privacy Notice lets you know how and for what purposes your Personal Information (as defined herein) is being collected, processed and used by FNF. We pledge that we will take reasonable steps to ensure that your Personal Information will only be used in ways that are in compliance with this Privacy Notice. The provision of this Privacy Notice to you does not create any express or implied relationship, or create any express or implied duty or other obligation, between Fidelity National Financial, Inc. and you. See also **No Representations or Warranties** below.

This Privacy Notice is only in effect for any generic information and Personal Information collected and/or owned by FNF, including collection through any FNF website and any online features, services and/or programs offered by FNF (collectively, the "Website"). This Privacy Notice is not applicable to any other web pages, mobile applications, social media sites, email lists, generic information or Personal Information collected and/or owned by any entity other than FNF.

How Information is Collected

The types of personal information FNF collects may include, among other things (collectively, "Personal Information"): (1) contact information (e.g., name, address, phone number, email address); (2) demographic information (e.g., date of birth, gender marital status); (3) Internet protocol (or IP) address or device ID/UDID; (4) social security number (SSN), student ID (SIN), driver's license, passport, and other government ID numbers; (5) financial account information; and (6) information related to offenses or criminal convictions.

In the course of our business, we may collect Personal Information about you from the following sources:

- Applications or other forms we receive from you or your authorized representative;
- Information we receive from you through the Website;
- Information about your transactions with or services performed by us, our affiliates, or others; and
- From consumer or other reporting agencies and public records maintained by governmental entities that we either obtain directly from those entities, or from our affiliates or others.

Additional Ways Information is Collected Through the Website

Browser Log Files. Our servers automatically log each visitor to the Website and collect and record certain information about each visitor. This information may include IP address, browser language, browser type, operating system, domain names, browsing history (including time spent at a domain, time and date of your visit), referring/exit web pages and URLs, and number of clicks. The domain name and IP address reveal nothing personal about the user other than the IP address from which the user has accessed the Website.

Cookies. From time to time, FNF or other third parties may send a "cookie" to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive and that can be re-sent to the serving website on subsequent visits. A cookie, by itself, cannot read other data from your hard disk or read other cookie files already on your computer. A cookie, by itself, does not damage your system. We, our advertisers and other third parties may use cookies to identify and keep track of, among other things, those areas of the Website and third party websites that you have visited in the past in order to enhance your next visit to the Website. You can choose whether or not to accept cookies by changing the settings of your Internet browser, but some functionality of the Website may be impaired or not function as intended. See the **Third Party Opt Out** section below.

Web Beacons. Some of our web pages and electronic communications may contain images, which may or may not be visible to you, known as Web Beacons (sometimes referred to as "clear gifs"). Web Beacons collect only limited information that includes a cookie number; time and date of a page view; and a description of the page on which the Web Beacon resides. We may also carry Web Beacons placed by third party advertisers. These Web Beacons do not carry any Personal Information and are only used to track usage of the Website and activities associated with the Website. See the **Third Party Opt Out** section below.

Unique Identifier. We may assign you a unique internal identifier to help keep track of your future visits. We may use this information to gather aggregate demographic information about our visitors, and we may use it to personalize the information you see on the Website and some of the electronic communications you receive from us. We keep this information for our internal use, and this information is not shared with others.

Third Party Opt Out. Although we do not presently, in the future we may allow third-party companies to serve advertisements and/or collect certain anonymous information when you visit the Website. These companies may use non-personally identifiable information (e.g., click stream information, browser type, time and date, subject of advertisements clicked or scrolled over) during your visits to the Website in order to provide advertisements about products and services likely to be of greater interest to you. These companies typically use a cookie or third party Web Beacon to collect this information, as further described above. Through these technologies, the third party may have access to and use non-personalized information about your online usage activity.

You can opt-out of certain online behavioral services through any one of the ways described below. After you opt-out, you may continue to receive advertisements, but those advertisements will no longer be as relevant to you.

- You can opt-out via the Network Advertising Initiative industry opt-out at <http://www.networkadvertising.org/>.
- You can opt-out via the Consumer Choice Page at <http://www.aboutads.info>.
- For those in the U.K., you can opt-out via the IAB UK's industry opt-out at <http://www.youronlinechoices.com>.
- You can configure your web browser (Chrome, Firefox, Internet Explorer, Safari, etc.) to delete and/or control the use of cookies.

More information can be found in the Help system of your browser. Note: If you opt-out as described above, you should not delete your cookies. If you delete your cookies, you will need to opt-out again.

Use of Personal Information

Information collected by FNF is used for three main purposes:

- To provide products and services to you or one or more third party service providers (collectively, "Third Parties") who are obtaining services on your behalf or in connection with a transaction involving you.
- To improve our products and services that we perform for you or for Third Parties.
- To communicate with you and to inform you about FNF's, FNF's affiliates and third parties' products and services.

When Information Is Disclosed By FNF

We may provide your Personal Information (excluding information we receive from consumer or other credit reporting agencies) to various individuals and companies, as permitted by law, without obtaining your prior authorization. Such laws do not allow consumers to restrict these disclosures. Disclosures may include, without limitation, the following:

- To agents, brokers, representatives, or others to provide you with services you have requested, and to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure in connection with an insurance transaction;
- To third-party contractors or service providers who provide services or perform marketing services or other functions on our behalf;
- To law enforcement or other governmental authority in connection with an investigation, or civil or criminal subpoenas or court orders; and/or
- To lenders, lien holders, judgment creditors, or other parties claiming an encumbrance or an interest in title whose claim or interest must be determined, settled, paid or released prior to a title or escrow closing.

In addition to the other times when we might disclose information about you, we might also disclose information when required by law or in the good-faith belief that such disclosure is necessary to: (1) comply with a legal process or applicable laws; (2) enforce this Privacy Notice; (3) respond to claims that any materials, documents, images, graphics, logos, designs, audio, video and any other information provided by you violates the rights of third parties; or (4) protect the rights, property or personal safety of FNF, its users or the public.

We maintain reasonable safeguards to keep the Personal Information that is disclosed to us secure. We provide Personal Information and non-Personal Information to our subsidiaries, affiliated companies, and other businesses or persons for the purposes of processing such information on our behalf and promoting the services of our trusted business partners, some or all of which may store your information on servers outside of the United States. We require that these parties agree to process such information in compliance with our Privacy Notice or in a similar, industry-standard manner, and we use reasonable efforts to limit their use of such information and to use other appropriate confidentiality and security measures. The use of your information by one of our trusted business partners may be subject to that party's own Privacy Notice. We do not, however, disclose information we collect from consumer or credit reporting agencies with our affiliates or others without your consent. In conformity with applicable law, unless such disclosure is otherwise permitted by law.

We also reserve the right to disclose Personal Information and/or non-Personal Information to take precautions against liability, investigate and defend against any third-party claims or allegations, assist government enforcement agencies, protect the security or integrity of the Website, and protect the rights, property, or personal safety of FNF, our users or others.

We reserve the right to transfer your Personal Information, as well as any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets. We also cannot make any representations regarding the use or transfer of your Personal Information or other information that we may have in the event of our bankruptcy, reorganization, insolvency, receivership or an assignment for the benefit of creditors, and you expressly agree and consent to the use and/or transfer of your Personal Information or other information in connection with a sale or transfer of some or all of our assets in any of the above described proceedings. Furthermore, we cannot and will not be responsible for any breach of security by any third parties or for any actions of any third parties that receive any of the information that is disclosed to us.

Information From Children

We do not collect Personal Information from any person that we know to be under the age of thirteen (13). Specifically, the Website is not intended or designed to attract children under the age of thirteen (13). You affirm that you are either more than 18 years of age, or an emancipated minor, or possess legal parental or guardian consent, and are fully able and competent to enter into the terms, conditions, obligations, affirmations, representations, and warranties set forth in this

Privacy Notice, and to abide by and comply with this Privacy Notice. In any case, you affirm that you are over the age of 13, as **THE WEBSITE IS NOT INTENDED FOR CHILDREN UNDER 13 THAT ARE UNACCOMPANIED BY HIS OR HER PARENT OR LEGAL GUARDIAN.**

Parents should be aware that FNF's Privacy Notice will govern our use of Personal Information, but also that information that is voluntarily given by children – or others – in email exchanges, bulletin boards or the like may be used by other parties to generate unsolicited communications. FNF encourages all parents to instruct their children in the safe and responsible use of their Personal Information while using the Internet.

Privacy Outside the Website

The Website may contain various links to other websites, including links to various third party service providers. FNF is not and cannot be responsible for the privacy practices or the content of any of those other websites. Other than under agreements with certain reputable organizations and companies, and except for third party service providers whose services either we use or you voluntarily elect to utilize, we do not share any of the Personal Information that you provide to us with any of the websites to which the Website links, although we may share aggregate, non-Personal Information with those other third parties. Please check with those websites in order to determine their privacy policies and your rights under them.

European Union Users

If you are a citizen of the European Union, please note that we may transfer your Personal Information outside the European Union for use for any of the purposes described in this Privacy Notice. By providing FNF with your Personal Information, you consent to both our collection and such transfer of your Personal Information in accordance with this Privacy Notice.

Choices With Your Personal Information

Whether you submit Personal Information to FNF is entirely up to you. You may decide not to submit Personal Information, in which case FNF may not be able to provide certain services or products to you.

You may choose to prevent FNF from disclosing or using your Personal Information under certain circumstances ("opt out"). You may opt out of any disclosure or use of your Personal Information for purposes that are incompatible with the purpose(s) for which it was originally collected or for which you subsequently gave authorization by notifying us by one of the methods at the end of this Privacy Notice. Furthermore, even where your Personal Information is to be disclosed and used in accordance with the stated purposes in this Privacy Notice, you may elect to opt out of such disclosure to and use by a third party that is not acting as an agent of FNF. As described above, there are some uses from which you cannot opt-out.

Please note that opting out of the disclosure and use of your Personal Information as a prospective employee may prevent you from being hired as an employee by FNF to the extent that provision of your Personal Information is required to apply for an open position.

If FNF collects Personal Information from you, such information will not be disclosed or used by FNF for purposes that are incompatible with the purpose(s) for which it was originally collected or for which you subsequently gave authorization unless you affirmatively consent to such disclosure and use.

You may opt out of online behavioral advertising by following the instructions set forth above under the above section "Additional Ways That Information Is Collected Through the Website," subsection "Third Party Opt Out."

Access and Correction

To access your Personal Information in the possession of FNF and correct inaccuracies of that information in our records, please contact us in the manner specified at the end of this Privacy Notice. We ask

individuals to identify themselves and the information requested to be accessed and amended before processing such requests, and we may decline to process requests in limited circumstances as permitted by applicable privacy legislation.

Your California Privacy Rights

Under California's "Shine the Light" law, California residents who provide certain personally identifiable information in connection with obtaining products or services for personal, family or household use are entitled to request and obtain from us once a calendar year information about the customer information we shared, if any, with other businesses for their own direct marketing uses. If applicable, this information would include the categories of customer information and the names and addresses of those businesses with which we shared customer information for the immediately prior calendar year (e.g., requests made in 2015 will receive information regarding 2014 sharing activities).

To obtain this information on behalf of FNF, please send an email message to privacy@fnf.com with "Request for California Privacy Information" in the subject line and in the body of your message. We will provide the requested information to you at your email address in response.

Please be aware that not all information sharing is covered by the "Shine the Light" requirements and only information on covered sharing will be included in our response.

Additionally, because we may collect your Personal Information from time to time, California's Online Privacy Protection Act requires us to disclose how we respond to "do not track" requests and other similar mechanisms. Currently, our policy is that we do not recognize "do not track" requests from Internet browsers and similar devices.

FNF Compliance with California Online Privacy Protection Act

For some websites which FNF or one of its companies owns, such as the Customer CareNet ("CCN"), FNF is acting as a third party service provider to a mortgage loan servicer. In those instances, we may collect certain information on behalf of that mortgage loan servicer for fulfilling a service to that mortgage loan servicer. For example, you may access CCN to complete a transaction with your mortgage loan servicer. During this transaction, the information which we may collect on behalf of the mortgage loan servicer is as follows:

- First and Last Name
- Property Address
- User Name
- Password
- Loan Number
- Social Security Number - masked upon entry
- Email Address
- Three Security Questions and Answers
- IP Address

The information you submit is then transferred to your mortgage loan servicer by way of CCN.

The mortgage loan servicer is responsible for taking action or making changes to any consumer information submitted through this website. For example, if you believe that your payment or user information is incorrect, you must contact your mortgage loan servicer.

CCN does not share consumer information with third parties, other than those with which the mortgage loan servicer has contracted to interface with the CCN application.

All sections of the FNF Privacy Notice apply to your interaction with CCN, except for the sections titled Choices with Your Personal Information and Access and Correction. If you have questions regarding the choices you have with regard to your personal information or how to access or correct your personal information, you should contact your mortgage loan servicer.

No Representations or Warranties

By providing this Privacy Notice, Fidelity National Financial, Inc. does not make any representations or warranties whatsoever concerning any products or services provided to you by its majority-owned subsidiaries. In addition, you also expressly agree that your use of the Website is at your own risk. Any services provided to you by Fidelity National Financial, Inc. and/or the Website are provided "as is" and "as available" for your use, without representations or warranties of any kind, either express or implied, unless such warranties are legally incapable of exclusion. Fidelity National Financial, Inc. makes no representations or warranties that any services provided to you by it or the Website, or any services offered in connection with the Website are or will remain uninterrupted or error-free, that defects will be corrected, or that the web pages on or accessed through the Website, or the servers used in connection with the Website, are or will remain free from any viruses, worms, time bombs, drop dead devices, Trojan horses or other harmful components. Any liability of Fidelity National Financial, Inc. and your exclusive remedy with respect to the use of any product or service provided by Fidelity National Financial, Inc. including on or accessed through the Website, will be the re-performance of such service found to be inadequate.

Your Consent To This Privacy Notice

By submitting Personal Information to FNF, you consent to the collection and use of information by us as specified above or as we otherwise see fit, in compliance with this Privacy Notice, unless you inform us otherwise by means of the procedure identified below. If we decide to change this Privacy Notice, we will make an effort to post those changes on the Website. Each time we collect information from you following any amendment of this Privacy Notice will signify your assent to and acceptance of its revised terms for all previously collected information and information collected from you in the future. We may use comments, information or feedback that you may submit in any manner that we may choose without notice or compensation to you.

If you have additional questions or comments, please let us know by sending your comments or requests to:

Fidelity National Financial, Inc.
601 Riverside Avenue
Jacksonville, Florida 32204
Attn: Chief Privacy Officer
(888) 934-3354
privacy@fnf.com

Copyright © 2015, Fidelity National Financial, Inc. All Rights Reserved.

EFFECTIVE AS OF: MAY 1, 2015

DOUGLAS COUNTY, NEVADA
 Assessor's Office
 Douglas County Assessor

Map Legend

- Parcel Boundary
- Subdivision Boundary
- Town Boundary
- Township/Range/Section
- Open Spaces/Conservation Easements

110
 Parcel Number
 Parcel Sub/Seq Number
 Parcel Acreage
 Parcel Block Number
 Parcel Lot Number
 Parcel Address

T 12 N R 20 E

SEC. 10

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

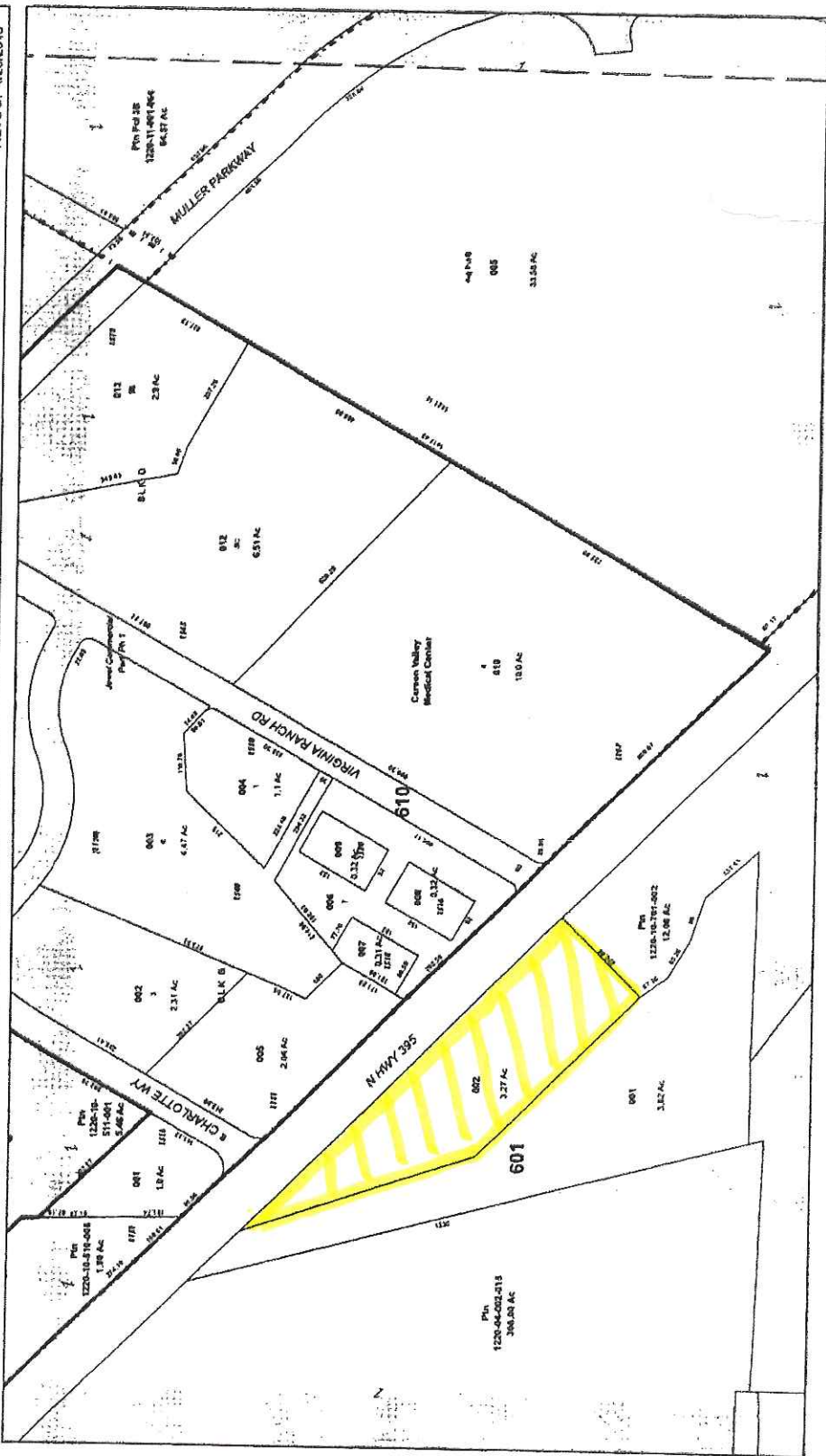
S 1/2 NE 1/4

1	5
2	6
3	7
4	8

1220-10-6

SCALE: 1" = 200'
 REVSD: 4/29/2015

DOUGLAS COUNTY GIS



NOTE: This map is prepared for the use of the Douglas County Assessor, for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.

2-26

Gardnerville Town Board

AGENDA ACTION SHEET



1. **For Possible Action:** Discussion on:

- a. the purchase of one used bucket truck, not to exceed the budgeted amount of \$80,000 for the replacement of the town's 1995 Ford F350 31' boom truck, and
- b. to approve sending the 1995 Ford boom truck to auction once the replacement bucket truck arrives,

authorizing the town manager to sign all the required documentation for the purchase and release of the bucket trucks; with public comment prior to board action.

2. **Recommended Motion:** Motion to approve purchasing truck ID# 151103 in the amount of \$62,877 and authorize the town manager to sign all the required documentation for the purchase and release of both bucket trucks. (2nd option is the Dodge Stock number 15844. It looks to be in really good condition)

Funds Available: Yes 614 Budget of \$80,000 N/A

3. **Department:** Administration

4. **Prepared by:** Tom Dallaire

5. **Meeting Date:** December 1, 2015 **Time Requested:** 5 minutes

6. **Agenda:** Consent Administrative

Background Information: The 1995 bucket truck was rebuilt and put into service in 2006. Town staff uses the truck virtually every Monday from February to November to remove and install the Eddy Street 395 cross street banner, to fix town owned street lights, trim trees, install and remove flower baskets in the summer and install the Christmas decorations. Having the additional 10' of reach will improve staff's ability to trim the town's growing trees and install Christmas lighting.

There were 8 trucks offered to purchase. Many of the vehicles did not provide the hours of the vehicle, or the maintenance records of the truck. The truck we are selecting was a rental truck and has been repaired and maintained over its life. The rental truck concerns staff, but appears to have been fixed when there was an issue. The miles are low and we do not know how many hours are on the PTO or the motor. Mike called around in Reno and found Versa lift was easy to work on and there is an ETI mechanic in Truckee and one shop in Sparks that can and will work on them.

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

8. **Board Action:**

- Approved Approved with Modifications
 Denied Continued

Summary of 614 Condition:

Vehicle #	Vehicle	Year	Model	Date Purchased	Depart.	Purchase Price
614	Ford (Boom Truck)	1995	Fsuper Duty	02/05/08	610	\$14,381.90

Replacement Price at 4.6% inflation	Current Mileage/Hrs	Current Condition	Age	Life Expectancy	Replacement year
\$35,354.93	187,135	4-IMMEDIATELY REPLACE	20.8	20	2015

TOWN OF GARDNERVILLE BUCKET TRUCK

11/18/2015 Bucket Truck Bid Opening

3:00 at Town office

Recommeneded

2nd pick

	Utility Crane	Altec NUECO	Utility Fleet Sales #1	Utility Fleet Sales #2
Cost (delivered)	\$ 62,877.00	\$ 45,700.00	\$ 75,850.00	\$ 70,850.00
		\$ 44,000.00	\$ 71,475.00	\$ 66,475.00
Stock Number	151103	39610376	15811	15844
Model	08-Ford F550 Versa Lift	08 ford F550 Terex	11- ford F550	10- Dodge 5500
Mileage	95,092	95767	120,640	126,975
Hours		1900		
Maintenance Records	Included			
Additional Notes	And include training on the unit			
Lift manufacture	Versalift	Terex	ETI	ETI

6-8

	Utility Fleet Sales #3	Utility Fleet Sales #4	Utility Fleet Sales #5	Utility Fleet Sales #6
Cost (delivered)	\$ 70,850.00	\$ 70,850.00	\$ 70,850.00	\$ 76,850.00
	\$ 66,475.00	\$ 66,475.00	\$ 66,475.00	\$ 72,475.00
Stock Number	15849	15850	15864	15875
Model	10- Dodge 5500	10- Dodge 5500	10- Dodge 5500	11-Ford F550
Mileage	122,440	122,751	126,379	103,937
Hours	8475 engine, 491 PTO			6578 engine, 395 PTO
Maintenance Records				
Additional Notes				
Lift Manufacture	ETI	ETI	ETI	ETI

SECTION III - ADDENDUMS

2. The undersigned acknowledges receipt of the following addenda, if any, which are a part of the Request for Proposals:

Addendum No. _____ Dated: _____

Addendum No. _____ Dated: _____

Section IV - BIDDERS INFORMATION:

***Note: If submitting multiple proposals, you must submit the entire Request for Proposal package in a separate sealed envelope for each vehicle proposed, as specified in Request for Proposal Advertisement.

COMPANY CONTACT Jerry Magee TITLE: Regional Mgr.

COMPANY NAME Utility Crane and Equipment

ADDRESS 575 W. Valley Blvd.

CITY Rialto

STATE CA

ZIP CODE 92586 FEID# 20-1748238

PHONE NUMBER 916-202-5107

FAX NUMBER 402-233-1562

EMAIL jercym@utilityce.com
1FD AF 57R 58 EC 87995

The **complete** price for the above described Vehicle, ID# _____, delivered to 1407 Highway 395 North, Gardnerville Nevada 89410, is as follows:

TOTAL PRICE: \$ 42,877.00

=====

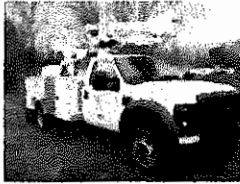
The **complete** price for the above described Vehicle, ID # _____ Picked up at Seller's location listed on page 4 of 4 is as follows:

TOTAL PRICE: \$ _____

①

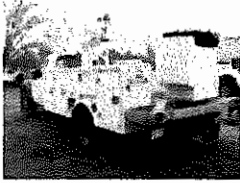
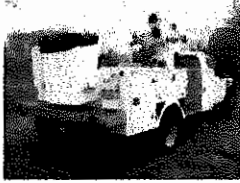


2008 Ford F-550 4x4 with Diesel Engine and an Automatic Transmission with a Versalift SST-37-EIH, 42' Workheight, Telescoping & Articulating, Insulated aerial lift.



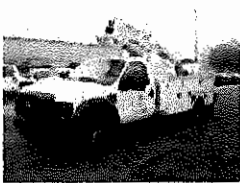
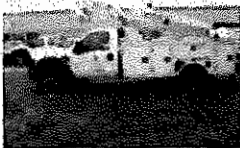
Vehicle Specifications

Year: 2008
Make: Ford
Model: F-550 4x4
Miles: 95,092
Engine: 6.4L V8 Power Stroke Diesel Engine
Transmission: 5-Speed Automatic Transmission
Front Axle: 17,950 GVWR (Total)
Front Tires: LT225 70R 19.5
Rear Tires: LT225 70R 19.5
CA/CT: 84
Description: 2008 Ford F-550 4x4 with Diesel Engine and an Automatic Transmission with a Versalift SST-37-EIH, 42' Workheight, Telescoping & Articulating, Insulated aerial lift.
Other: Air Conditioning, AM/FM Radio, Snow Plow Package including Extra Heavy Duty 200-Amp Alternator



Equipment Specifications

Year: 2008
Make: Versalift
Model: SST-37-EIH
Work Height: 42'
Capacity: 350 lbs.
Outriggers: None
Insulated: Yes
Bucket Style: Single Man - 24
Material Handling: None





Body Specifications and Dimensions

Style:	Service Body
Hitch:	Pintle - Ball Hitch
Material:	Fiberglass
Tool Boxes:	Yes



TRL Rents, LLC • Copyright © 2014. All Rights Reserved.
Toll Free: 888-867-6540 • Email: Rental@TRLRents.com

8-6



- FIBERGLASS Body (LIGHTER WEIGHT)
- LONG BED
- SIDE ENTRY

8-7

Bid 2

SECTION III - ADDENDUMS

2. The undersigned acknowledges receipt of the following addenda, if any, which are a part of the Request for Proposals:

Addendum No. _____ Dated: _____

Addendum No. _____ Dated: _____

Section IV - BIDDERS INFORMATION:

***Note: If submitting multiple proposals, you must submit the entire Request for Proposal package in a separate sealed envelope for each vehicle proposed, as specified in Request for Proposal Advertisement.

COMPANY CONTACT Duane Edington TITLE: Senior Acct. Mgr.

COMPANY NAME Utility Fleet Sales (A division of Utility One Source

ADDRESS 2801 N. EARL Rudder Frwy

CITY BRYAN

STATE TX

ZIP CODE 77803 FEID# 20-4004406

PHONE NUMBER 979-778-0700

FAX NUMBER 979-778-5381

EMAIL dedington@u1source.com

The **complete** price for the above described Vehicle, ID# 15844, delivered to 1407 Highway 395 North, Gardnerville Nevada 89410, is as follows:

TOTAL PRICE: \$ 70,850.00

=====

The **complete** price for the above described Vehicle, ID # 15844 Picked up at Seller's location listed on page 4 of 4 is as follows:

TOTAL PRICE: \$ 66,475.00

8-8

2

Listing Details - Stock#15844

ETI ETC37IH - 2010 Dodge Ram 5500 - 4x4



Boom Information

Bucket Truck

Make	ETI
Model	ETC37IH
Working Height(ft)	42
Classification	Insulated

4x4

Vehicle Information

Make	Dodge
Model	Ram 5500
Year	2010
Driveline	4X4
Engine	6.7L Cummins
Transmission	Automatic
Fuel	Diesel
Mileage	126,975

Options

Articulating Telescopic	Fiberglass Bucket	Single Man Bucket	300 lb Bucket Capacity
Hydraulically Leveled Bucket	Bucket Rotator	Tool Circuits at Platform	Hydraulic Brakes
Air Conditioning	AM/FM Radio	Cruise Control	Block Heater
Continuous Rotation	Single Handle Upper Control	Start/Stop at Upper Controls	D.C. Emergency Lowering

General Information

Stock# 15844	Price \$62,900.00 DELIVERED
--------------	-----------------------------

Location

Fort Worth, TX

- Good Condition
- SHORT BED
- METAL BODY

8-9





Image 9 of 34

CLOSE X



Click any image to enlarge

33

Search

Reset

Boom Information

Bucket Truck	
Make	ETI
Model	ETC3718
Working height	42
Classification	Insulated

4x4

Vehicle Information

Make	Dodge
Model	Ram 5500
Year	2010
Drive	4x4
Engine	6.7L Cummins
Transmission	Automatic
Fuel	Diesel
Mileage	126,975

Options

Rotating telescopic	1 height bucket	Single Man Bucket	300 lb. Duck equipment
Hydraulically Elevated Bucket	Bucket Balance	Two Circuits in Platform	Hydraulic Brakes
48 Customers	100000 Miles	Control Control	Steel wheels
Conditioning Fans	Single Hand Oper Control	StandStop in Oper Control	Oil Conditioner

General Information

Stock # 18844 Price \$62,900.00 (CLEARED)

Location

Foryston, IL

Inquire About This Listing

8-10

Highway 101, Foryston

Phone

Search

View

Home





AL PARTNER

Image 6 of 34

CLOSE X

Click any image to enlarge

Boom Information

Bucket Truck	
Model	ETI
Model	ETC37R
Working Height	42
Classification	Insulated

Vehicle Information

Make	Dodge
Model	Ram 5500
Year	2010
Linehaul	004
Engine	6.7L Cummins
Transmission	Automatic
Drive	Diesel
Mileage	126,975

4x4

Options

Integrated Abs-cab	Emergency lights	Single man-lift	400 lb. bucket capacity
Hydraulic level-lift bucket	Bucket Radio	Tool cradles (2) below	Workshop Service
2nd worklight	2000W Power	Turns Cabinal	5000 Diesel
Amplified speaker	Spaydown 1150V Control	Standard operator console	2nd Emergency system

General Information

Stock #	3584	Year	2010	MPN	3584
---------	------	------	------	-----	------

Location

Enterprise 12

Inquire About This Listing

8-11

© 2010 Fleetco, Inc. All rights reserved.

Home

Search

Account

Sign Up

Partner Companies



Gardnerville Town Board
AGENDA ACTION SHEET



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

Prepared by: Tom Dallaire
4. **Meeting Date: December 1, 2015** **Time Requested: 5 minutes**
5. **Agenda: Consent Administrative**
6. **Background Information: Presented at meeting.**
7. **Other Agency Review of Action: Douglas County N/A**
8. **Board Action:**
 Approved **Approved with Modifications**
 Denied **Continued**

Gardnerville Town Board

AGENDA ACTION SHEET



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

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

Funds Available: Yes N/A

3. **Department:** Administration

4. **Prepared by:** Tom Dallaire

5. **Meeting Date:** December 1, 2015 **Time Requested:** 10 minutes

6. **Agenda:** Consent Administrative

Background Information: See attached report.

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

8. **Board Action:**

Approved Approved with Modifications
 Denied Continued



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

Town Manager Monthly Report October 2015 Board Meeting

- A. Gardnerville Station (former Eagle Gas):** BRAMCO has been on site. They removed the heating oil tank contamination while the large hole from the removal of the fuel tanks was open. The three fuel tanks (1-6,000 and 2 – 8000 gallon) were removed; the newer distribution line was removed as well. The old distribution lines are still in the ground and the consultant thinks are the cause of the contamination that was uncovered during the excavation process. BRAMCO chased the contamination down 18 feet and was not able to go deeper due to the canopy still being up. The preliminary approval of the work to proceed with a plan and then bids has started again and so the site will look like this until spring. It is a mess and the Petroleum Fund will be fixing the issue as it could have come from a previous contamination report that was not found. The entire concrete slab will need to be removed to get all the contaminated material out from the site. Section 106 for the Federal approval was submitted and once that is received I believe we can then receive approval from SHPO on removing the canopy. Time will tell at this point. We need a work plan approved by NDEP. Then once approved go out to bid and have NDEP approve the work to proceed with the final phase of DEMO. In the meantime we hope get SHPO office approval of the canopy removal.
- B. 395 Crosswalks** – We negotiated a contract with LUMOS in the amount of \$56,600, which includes \$8K for surveying, (\$24K in design drawings) (\$4.5K in Electrical design, and (estimated \$20K in construction phase services) I look forward to meeting with them after the holiday and getting that project rolling.
- C. Kingslane Sidewalk Project** – Sent a revised plan to Gary Whistler for NV Energy review, and a new third party application for his review.
- D. Hellwinkel Channel:** NV Energy is done onsite with exception of the removal of the final power poles once Charter Cable is off the poles. We have an issue with the overhead fiber there and the new alignment of the poles. The existing cobra head light is in the way and will need to be removed. Staff would like to replace that light with a meter powered light at the crosswalk and place a decorative pole there with the new town standard head. We are pursuing that so please let me know if you have an issue with that direction. Dave at Village Motel is interested in us doing a boundary line adjustment to take ownership of the ditch. See the attached drawing for the probable alignment. We have ordered the title reports for the hotel property. I met with the school district and we have another project to work on prior to the trail from Minden to the ponds goes in so when the alignment is in the school district can pull fiber to GES. See the attached plan for that effort. We can do this work in the early spring ahead of the trail project.
- E. Great Race:** Nothing to report.
- F. Office Items:**
- CDBG will be going to the BOCC on Dec 3rd. the night of the Christmas Kickoff.
 - Made the decision to use Facility Dude and have started the information transfer process to them from the old work order system. This new program will allow us to generate maps for bike lanes, trails, historic building walking tour, locate events and main street members generally share town mapping information with the public. This is what we have been searching for that will allow the town to create maps for the public. This also ties into each asset the town owns. They will be able to be picked from a map in the app and staff can create work orders from the map. This will streamline many operations in the town allowing



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

more control and tracking of the work flow. The program will cost \$5,145 annually. We will pay this through a normal claim process. This also allows us to budget where the town staff actually spend their time in the field. It will be very useful to us in next year's budget cycle and will streamline the priority based budgeting process.

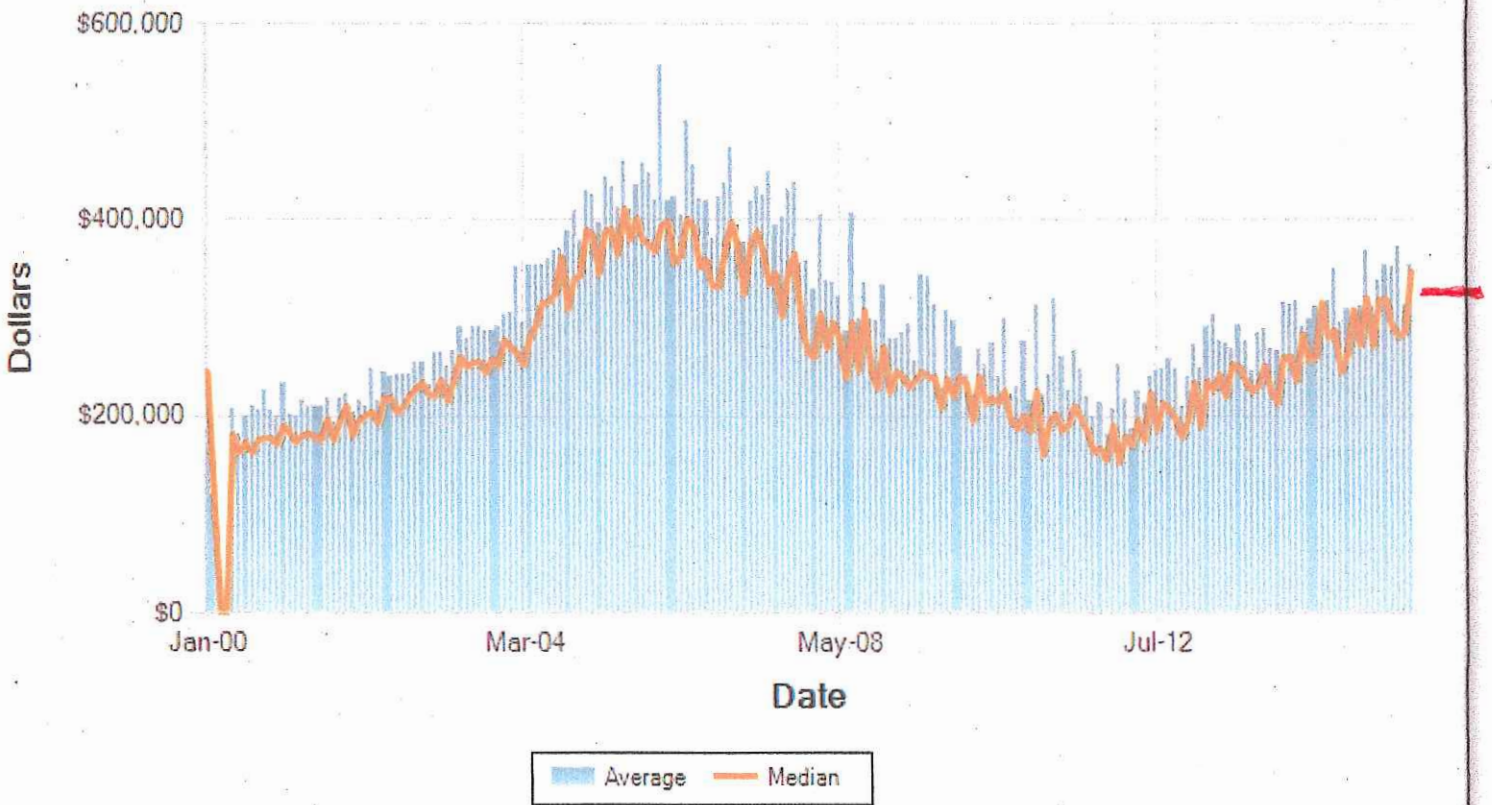
- Attended with Mary the combined breakfast at the Chamber and Business Council. They expect a small population to leave Douglas County to move closer to RENO TAHOE INDUSTRIAL PARK. So far they are off the mark. They are watching the trends and actually tracking the data to better project in their models when they do the next revision of the EPIC report. The EPIC report can be searched on GOOGLE. To find a copy go to: <http://edawn.org/epic-report/>
- Spent more time looking at different asset management software, then came to a final selection for the program. We invited Eric from GIS to review the final two selections. We have reviewed VueWorks which was previously budgeted as a sub license to the county, PubWorks, CityWorks, and another favorite IWORQ, which is currently used by the Town of Minden and a couple others that did not get past the requirement of the mapping features for asset location, which we are looking for. We hope to be up and running by January 2016.
- Started reviewing areas for the spring pavement rehab project.
- Looking at sidewalk project and eliminating the not so bad areas for when they get worse.
- No word yet on the Old Gym Playhouse. – someone was there with a lift doing some maintenance.
- I have heard nothing further from the two local gentlemen interested in the property around Heritage Park for a large MFR apartment complex project.
- Trinity Lutheran parking lot was reviewed and had some conditions for the work. The town will pay for the Mill Street work and we need to connect the electrical conduit to the existing infrastructure currently in along Douglas.
- Worked on the Christmas Kick off program, submitting information to the airport. I have not heard from them.
- **I plan on being out of the office December 28th - 31st.**



APARTMENT
→ 396 INCREASE
↑

November 19, 2015

Carson Valley Single Family Homes (Stick built)
Average & Median Price
2000 to Present
(Includes Topaz Ranch Estates & Topaz Lake)



Date Created: 11/19/2015
Source: Northern Nevada Regional MLS
Information provided is deemed reliable but not guaranteed.

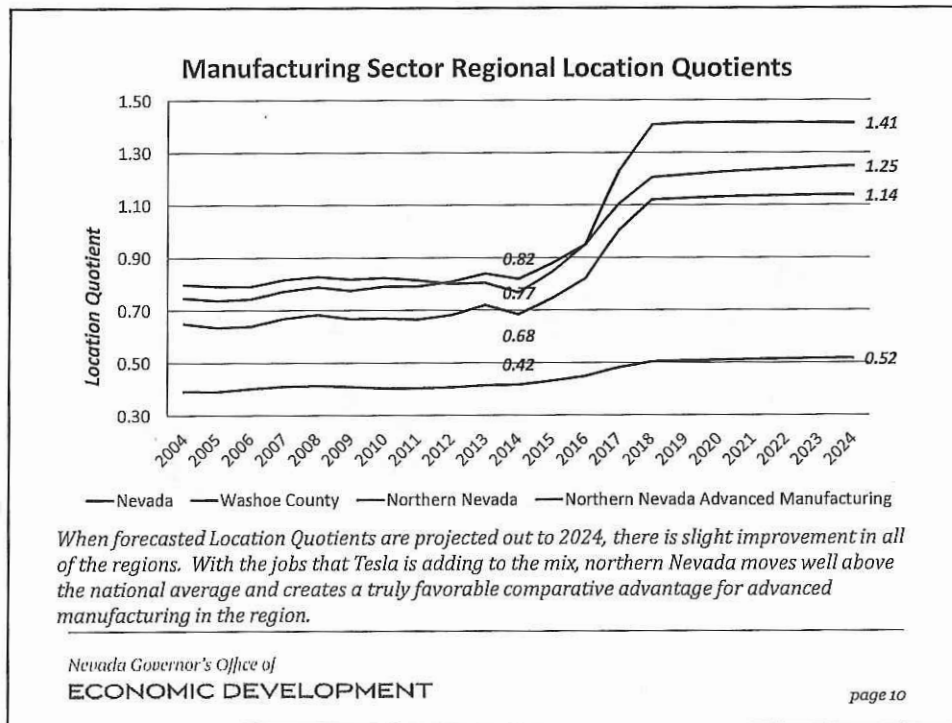
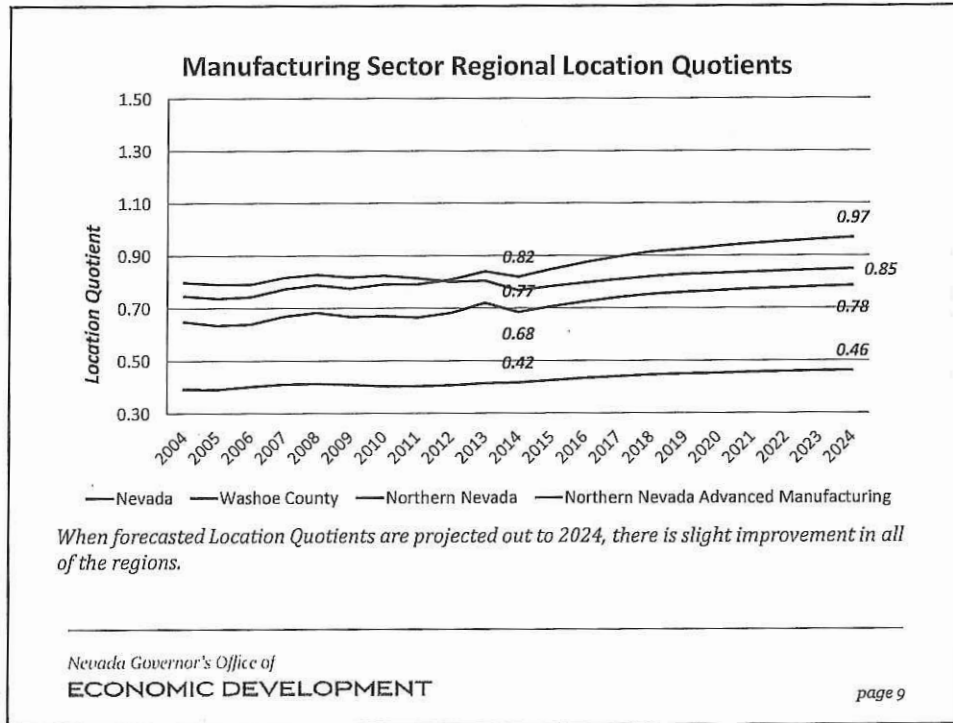
Criteria: Area (Minor)=302,310,315,321,322,331,332,342,351,361,363,371,372,373 AND Class=RE AND Date Range=01/01/2000-11/30/2015
AND Board=NNRMLS,REO,Sierra AND Type=RES

Current Average \$340,050
Current Median \$302,500 *

→ Healthy Slow Return.

REALTY EXECUTIVES NEVADA'S CHOICE
1511 Highway 395 N., Gardnerville, NV 89410
(775) 230-2093 Cell - (775) 783-8585
Bill@BillSellsRealEstate.com

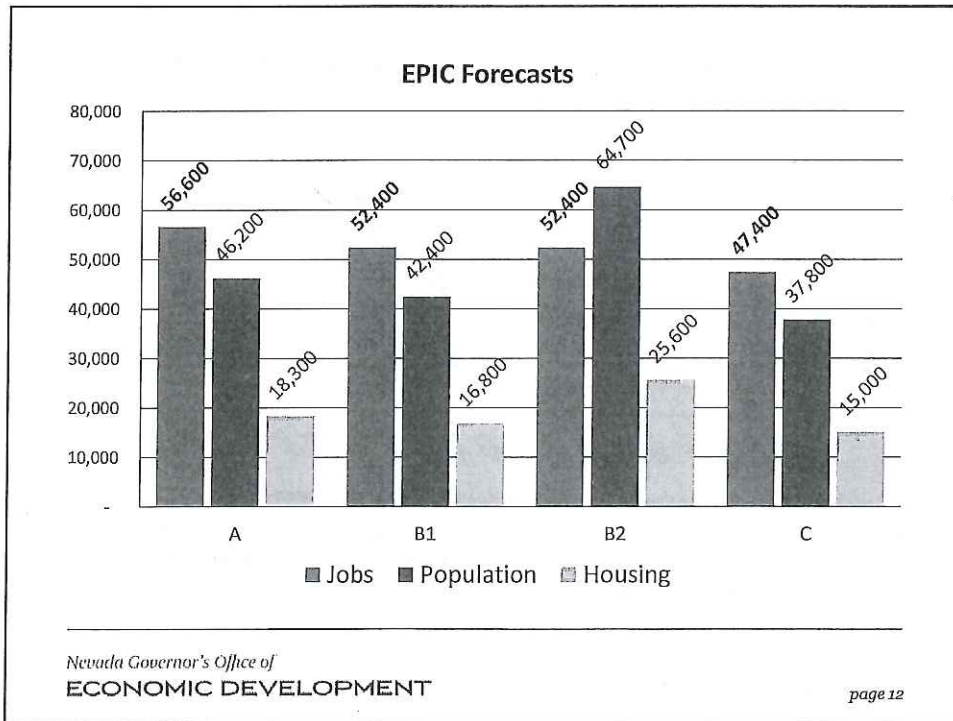
10-4



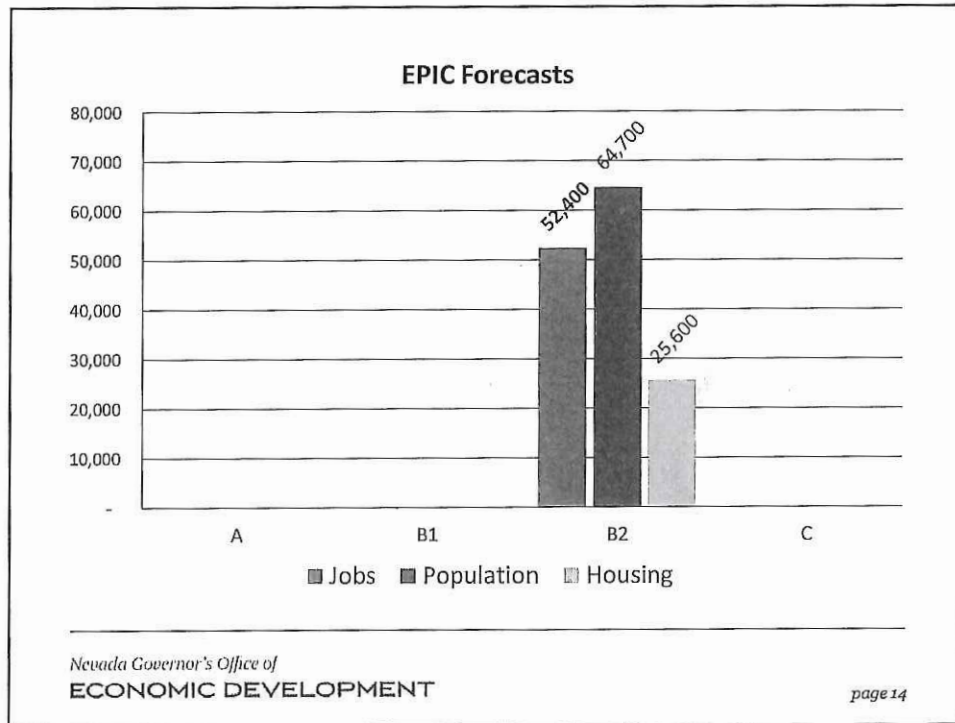
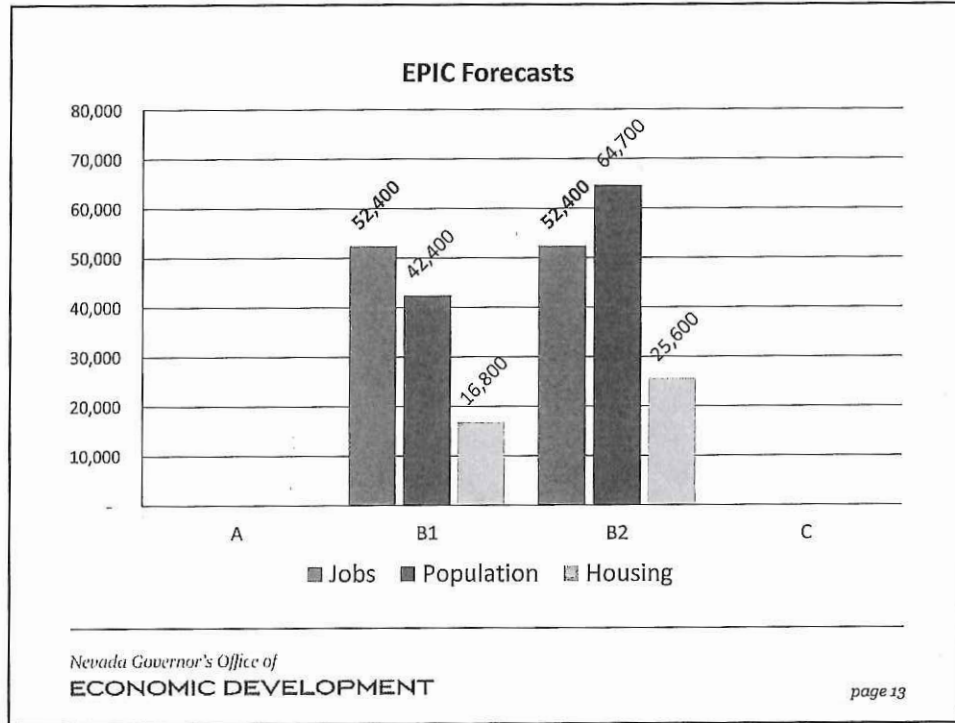
10-5

EPIC Forecasts: 2015 - 2019

Scenario	Jobs	PPJ	Population	PPH	Housing
A	56,600	0.8	46,200		18,300
B1	52,400	0.8	42,400	2.53	16,800
B2	52,400	1.2	64,700		25,600
C	47,400	0.8	37,800		15,000

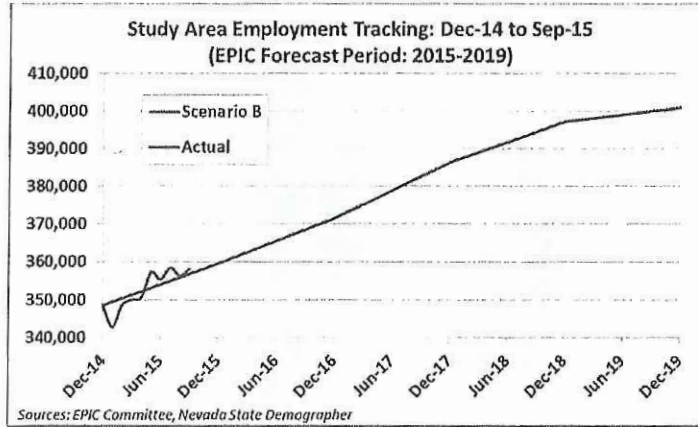


10-6



10-7

Tracking Growth



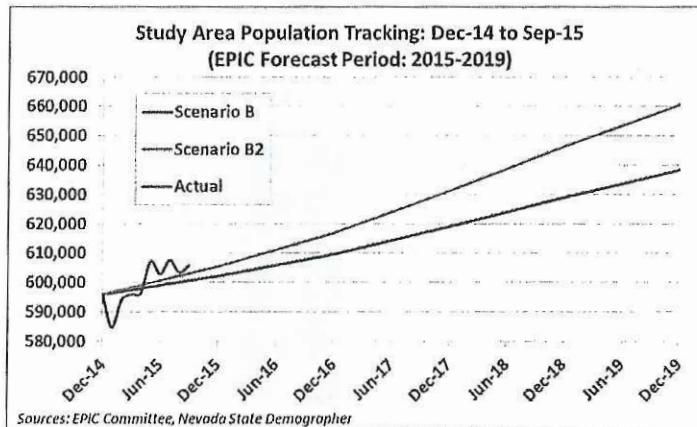
Sources: EPIC Committee, Nevada State Demographer

Jobs	Dec-14	Sep-15	# Change	% Change
EPIC (B)	348,499	356,771	8,272	2.4%
Actual	348,499	357,992	9,493	2.7%

Nevada Governor's Office of
ECONOMIC DEVELOPMENT

page 15

Tracking Growth



Sources: EPIC Committee, Nevada State Demographer

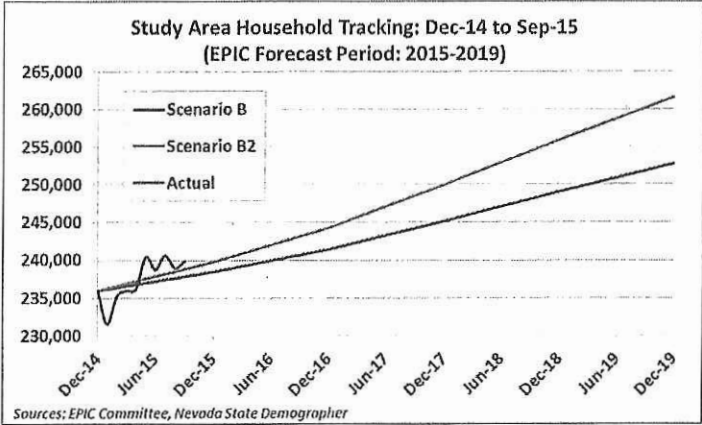
Population	Dec-14	Sep-15	# Change	% Change
EPIC (B)	595,907	600,623	4,716	0.8%
EPIC (B2)	595,907	603,103	7,196	1.2%
Actual	595,907	605,794	9,887	1.7%

Nevada Governor's Office of
ECONOMIC DEVELOPMENT

page 16

10-8

Tracking Growth



Sources: EPIC Committee, Nevada State Demographer

Households	Dec-14	Sep-15	# Change	% Change
EPIC (B)	235,958	237,825	1,867	0.8%
EPIC (B2)	235,958	238,807	2,849	1.2%
Actual	235,958	239,873	3,915	1.7%

Nevada Governor's Office of
ECONOMIC DEVELOPMENT

Governors Office of Economic Development

Bob Potts
 Research Director
 775-687-9907
 bpotts@diversifynevada.com

Nevada Governor's Office of
ECONOMIC DEVELOPMENT

10-9

EPIC – Spatial Allocation of New Jobs and Population

Jeremy M. Smith

Truckee Meadows Regional Planning

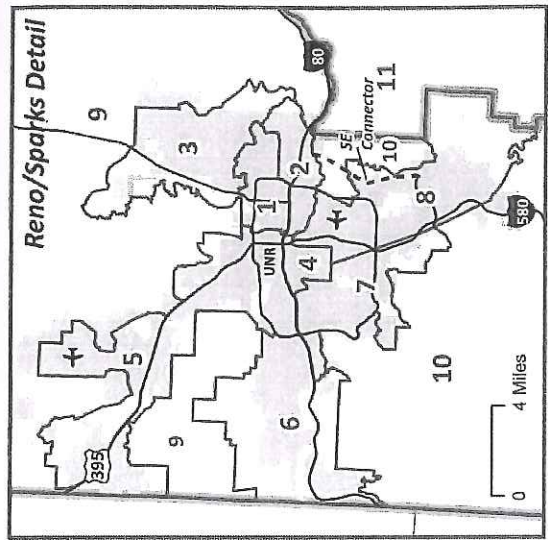
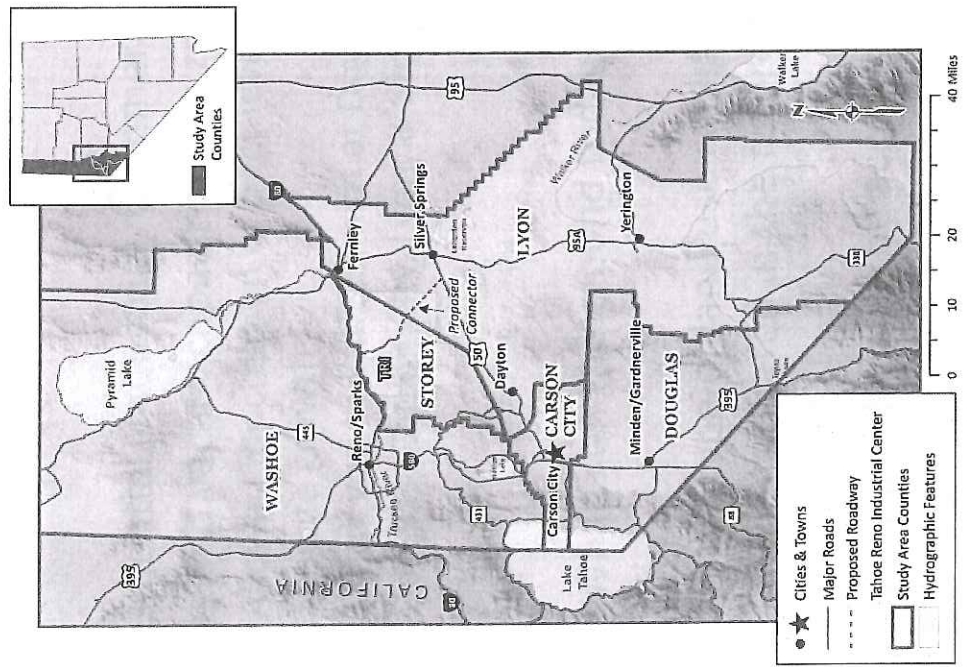
11/19/2015

GIS analysis, spatial allocation and mapping of predicted employment and population

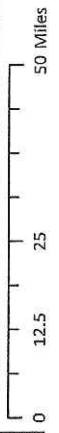
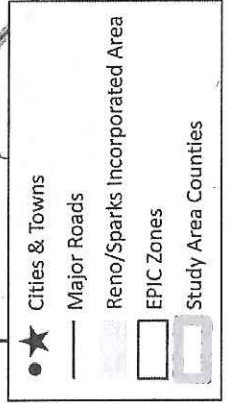
Consensus process (with the EPIC) to identify (1) analysis geographies and (2) reporting geographies

1. The group chose U.S. Census tracts (of which there are **154** in the 5-county region) for the GIS analysis given available data on existing population, jobs, income, housing prices, etc.
 - Other relevant data sources included NV State Demographer, GOED, Infogroup and semantic import of expert judgement from EDAWN
2. The group agreed we needed more easily digestible “zones” for summary reporting, thus we created **18** EPIC Zones to display the results of spatial allocation
 - An attempt was made to match the zone geographies with municipal boundaries as well as other relevant boundaries (e.g. MLS)
 - Overlap was inevitable since in the end the zones were simply aggregations of census tracts

10-12



Map ID	EPIC Zone
Washoe County	
1	Sparks
2	Sparks Industrial
3	Sparks Suburban
4	Downtown Reno
5	North Reno
6	West Reno
7	Southwest Reno
8	Southeast Reno
9	North Washoe
10	South Washoe
Storey County	
11	Storey
Carson City County	
12	Carson City
13	Carson City - Rural
Douglas County	
14	Douglas
15	Douglas - Rural
Lyon County	
16	Fernley Area
17	Central Lyon
18	South Lyon



Existing land use and potential capacity

Residential, Industrial, Commercial and Other – Analysis of current and allowed uses and vacant capacity using zoning and parcel data

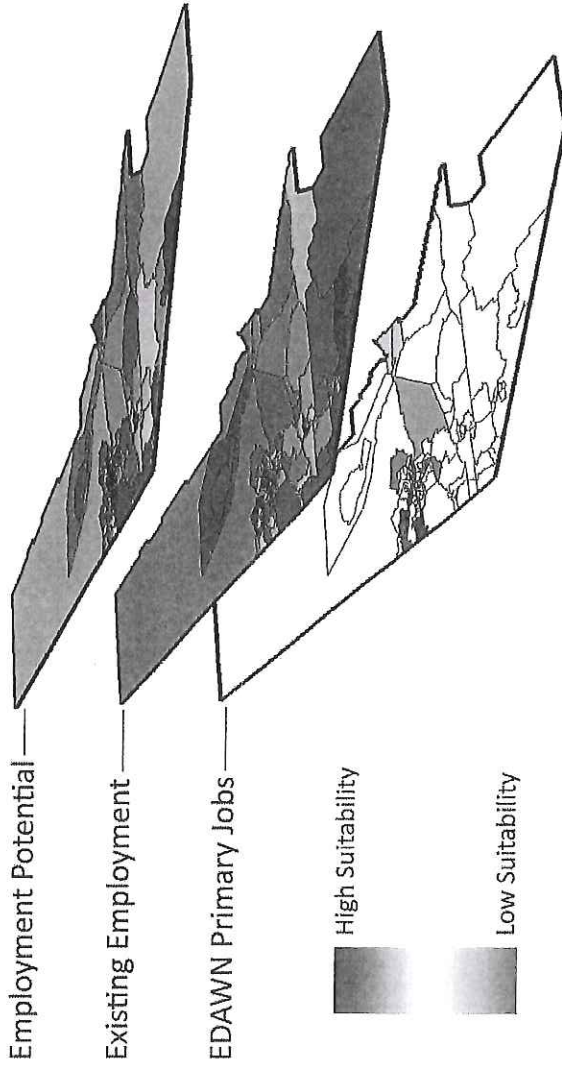
- Allowed for creation of tract-level suitability factors to help model where to spatially allocate growth
- Thank you to Eric Schmidt at Douglas County GIS for providing parcel and zoning data for Douglas, Carson City, Lyon, & Storey and thanks to Washoe County GIS

10-13

- What's on the ground today?
- What type of land use could be accommodated in the future?
- How much could be accommodated in the future?

Land Use	Persons/Jobs per Acre
Residential	10
Industrial	15
Commercial	35

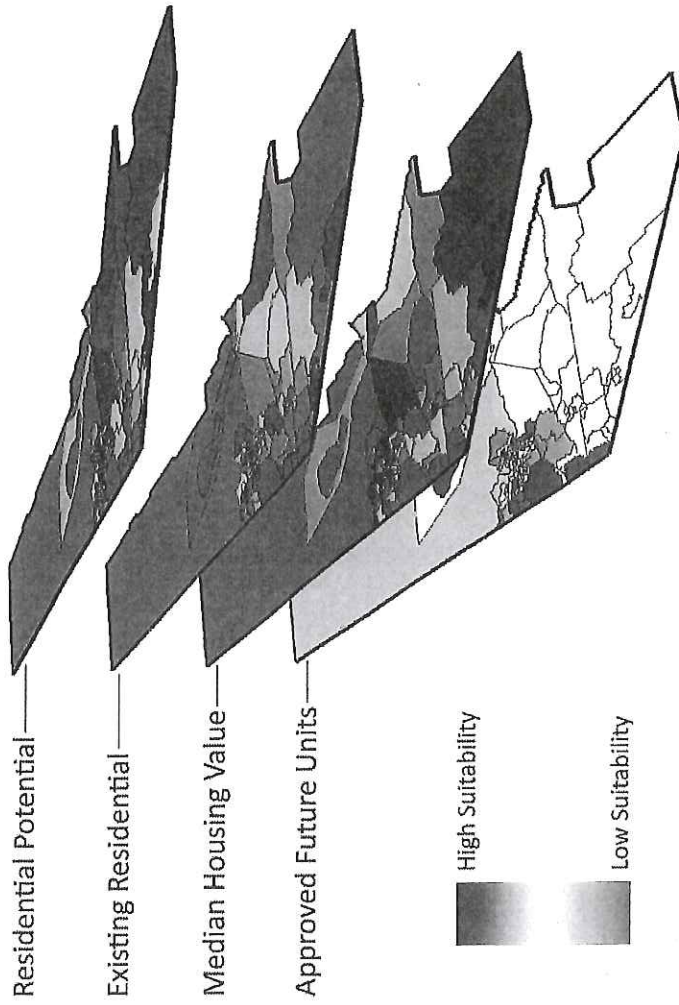
**Suitability Analysis:
Employment**



10-14

Suitability Factor	Assumption
Employment Potential	Tracts with a large capacity to expand non-residential development are more suitable
Existing Employment	Tracts containing a high percentage of built non-residential lands are more suitable
EDAWN Primary Jobs	EDAWN expert opinion describing where forecasted primary jobs will locate (ca. 25,000 total primary jobs over 5 years)

Suitability Analysis: Population

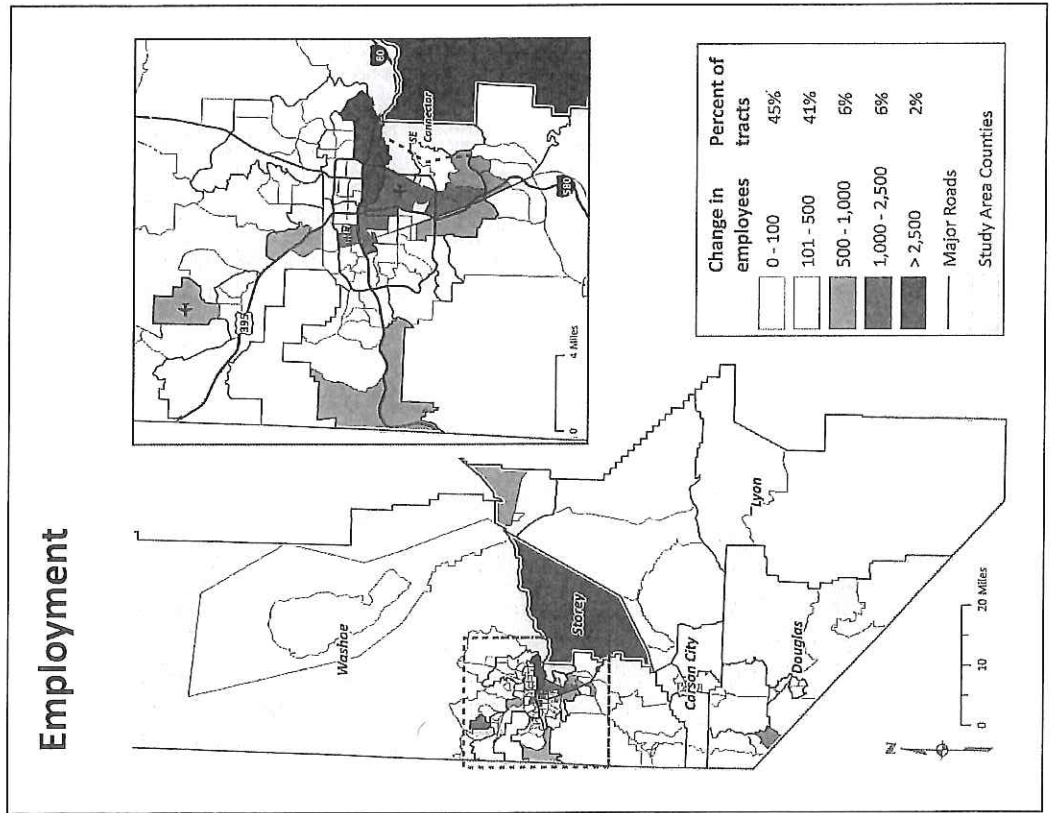
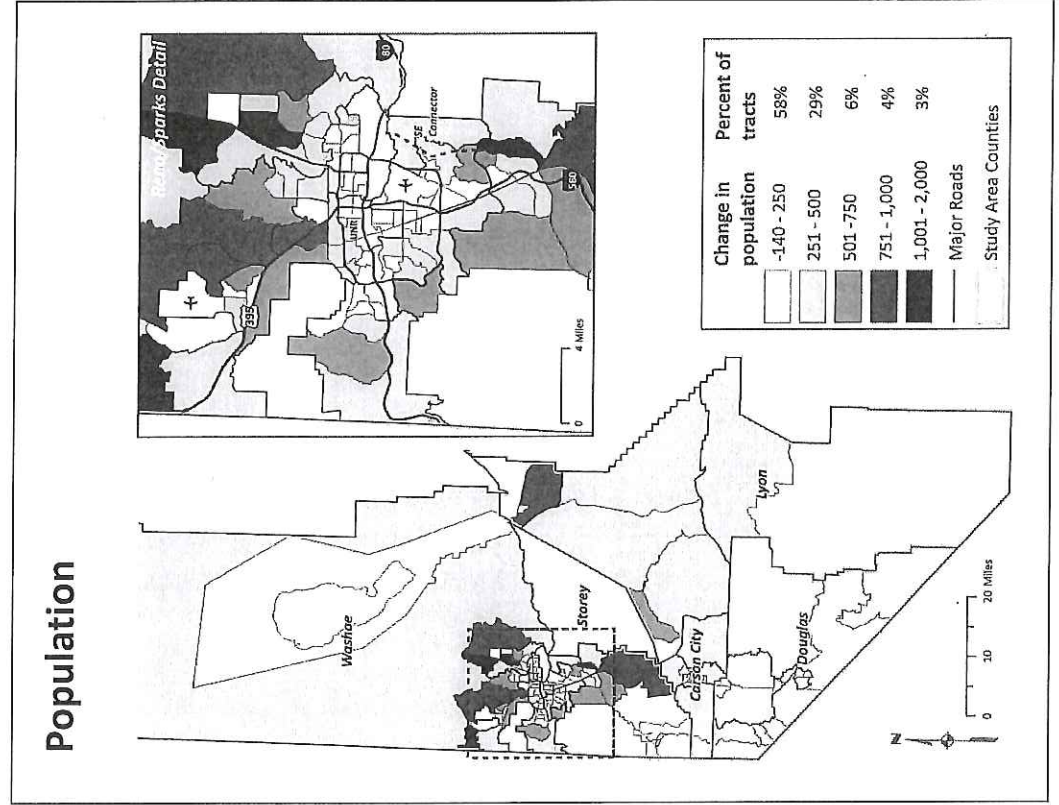


Suitability Factor	Assumption
Residential Potential	Tracts with a large capacity to expand residential development are more suitable
Existing Residential	Tracts containing a high percentage of built residential lands are more suitable
Median Housing Value	Tracts become more suitable as median housing values increase toward an optimal value and then suitability decreases as median housing value increases
Approved Future Units (Washoe County Only)	Tracts with a greater number of approved future units are more suitable for residential growth

Steps of the tract-level allocation

- Align tract-level totals to county-wide estimates at end of year 2014
- Determine overall suitability of each tract (i.e. for employment or population)
- Perform initial allocation of predicted growth (2019) to each tract based on overall suitability
- Check for tracts that were over potential capacity
- Redistribute over-capacity amounts to tracts with remaining capacity, based again on overall suitability
- Subtract 2014 estimates from 2019 predictions to calculate change (i.e. growth)
- Map predicted growth at native census tract-level and aggregated to EPIC Zones

Tract-level Allocation -- Scenario B



TMRPA

TRUCKEE MEADOWS REGIONAL PLANNING AGENCY

Online Viewer

<http://gis.rtcwashoe.com/flexviewers/epic/>

Layer List

- Layer Visibility
- Employment Scenarios EpicZones
 - 216 - 1,000
 - 1,001 - 2,500
 - 2,501 - 5,000
 - 5,001 - 7,500
 - 7,501 - 10,503
- Population Scenarios EpicZones
 - 393 - 1,000
 - 1,001 - 2,500
 - 2,501 - 5,000
 - 5,001 - 7,500
 - 7,501 - 10,000
- Employment Scenarios Census Tract
 - 6 - 100
 - 101 - 500
 - 501 - 1,000
 - 1,001 - 2,500
 - 2,501 - 10,000

Map Labels: Reno, Prater, Woodland, 800m, 500m, 200m, 100m

ESRI logo and navigation icons are visible at the top and bottom of the interface.

10-18



Gardnerville Town Board

AGENDA ACTION SHEET

1. For Possible Action:

- a. Election of Gardnerville Town Board Chairman for the 2016 calendar year;
with public comment prior to Board action.

- b. Election of Gardnerville Town Board Vice-Chairman for the 2016 calendar year;
with public comment prior to Board action.

2. Recommended Motion: Per Board Discussion

Funds Available: Yes N/A

3. Department: Administration

Prepared by: Tom Dallaire

4. Meeting Date: December 1, 2015 Time Requested: N/A

5. Agenda: Consent Administrative

Background Information: This year the town board can elect next year's Chairman and Vice Chairmen as this is not an election year providing a change on the board.

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

7. Board Action:

- Approved
- Approved with Modifications
- Denied
- Continued



Gardnerville Town Board

AGENDA ACTION SHEET

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

1. **Recommended Motion:** Appointments based on Board discussion.

Funds Available: Yes N/A

2. **Department:** Administration

Prepared by: Tom Dallaire

3. **Meeting Date:** December 1, 2015 **Time Requested:** N/A

4. **Agenda:** Consent Administrative

Background Information: The appointment of board members to community organizations that have asked town board members to participate or the town belongs to as a professional organization.

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

6. **Board Action:**

Approved Approved with Modifications
 Denied Continued