

GARDNERVILLE TOWN BOARD

Meeting Agenda

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

Tues	dav.	Auc	ust	2.	20	016	ì		

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	le and fully accountable to our community."
Copies of the finalized agenda were posted on July 26, 2016, on or before the third day	prior to the meeting date, by Carol Louthan,
Administrative Services Manager Signed:	: in accordance with NRS Chapter 241 at
following locations;	
Carson Valley Chamber of Commerce, 1477 Hwy 395 N, Gardnerville NV 89410 at	<u> 3: 46</u> р.м.
Douglas County Historic Courthouse, 1616 8th Street, Minden NV 89423, at 3:	<u> </u>
Gardnerville Post Office, 1267 US HWY 395 #L, Gardnerville NV 89410 at	06 P.M.
Gardnerville Post Office, 1267 US HWY 395 #L, Gardnerville NV 89410 at Gardnerville Town Offices, 1407 HWY 395 N, Gardnerville NV 89410 at	$\sqrt{5}$ P.M. and on the Internet at
www.gardaenille-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 894IO, or by calling (775) 782-7I34 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 - Don Baumann, Pastor Hilltop Community Church

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

PLEDGE OF ALLEGIANCE - Ken Miller

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:

July 5, 2016 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: Approve Health and Sanitation & Public Works Departments Monthly Report of activities

3. For Possible Action: Approve July 2016 claims

4. For Possible Action: Approve park use application date change for Main Street Gardnerville's Annual Volunteer and Business Recognition event changed from 7/17/16 to 9/18/16.

ADMINISTRATIVE AGENDA

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

- Not for Possible Action: Discussion on the Main Street Program Manager's Monthly Report of activities for July 2016. (approx. 25 minutes)
- 6. <u>For Possible Action</u>: Discussion on a request by Don Garrison for a street light at Waterloo and Northampton Circle; with public comment prior to Board action. (approx. 10 minutes)
- 7. <u>For Possible Action:</u> Discussion to approve Proclamation 2016P-03 recognizing the week of August 8th through August 14th, 2016 as Brain Injury Awareness week; with public comment prior to Board action. (approx. 10 minutes)
- 8. For Possible Action: Discussion to approve, approve with modification or deny a request by Martin Stahl for a Master Plan Amendment and Zoning Map Amendment (DA 16-036 & DA 16-037) requesting to change the master plan designation from Commercial to Multi-Family Residential and to change the zoning designation from Neighborhood Commercial to Multi-Family Residential (maximum density of 16 units per acre; 1.66 x 16/acre=26.56 units; min net lot area = 9,000) The subject property is located at 1378 N Hwy 395, Gardnerville, in the Minden/Gardnerville Community Plan. (APN 1220-04-101-029); with public comment prior to Board action (approx. 45 minutes)
- 9. <u>For Possible Action</u>: Discussion with possible input on the 2017 Douglas County Master Plan update, with focus on the Gardnerville Community Plan and request for "stakeholder" input on current Master Plan and/or possible Master Plan Amendments. Presentation by Candace Stowell, Wells Barnett Associates, LLC; with public comment prior to Board action. (approx. 40 minutes)
- 10. <u>For Possible Action</u>: Discussion to possibly modify town lighting at Kingslane and Douglas Avenue; with public comment prior to Board action. (approx. 20 minutes)
- 11. <u>Not For Possible Action</u>: Discussion on the Town Attorney's Monthly Report of activities for July 2016. (approx. 5 minutes)
- 12. <u>Not For Possible Action</u>: Discussion on the Town Manager's Monthly Report of activities for July 2016. (approx. 15 minutes)
- 13. <u>Not For Possible Action</u>: Discussion on the Board members activities and liaison committee reports including but not limited to; Carson Valley Arts Council, Nevada League of Cities, and Main Street Gardnerville. (approx. 10 minutes)

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

Adjourn

Next monthly meeting September 6, 2016

Movies in the Park:

August 12 - Big Hero 6

Thirsty Third Thursday August 18 - Famous Pairs (a special "Keep on Walking"

event after the wine walk... details coming soon.)



GARDNERVILLE TOWN BOARD

Meeting Minutes

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

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

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Tuesday, July 5, 2016

4:30 p.m.

Gardnerville Town Hall

INVOCATION - Rob Simpson, Associate Pastor Valley Christian Fellowship

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

PLEDGE OF ALLEGIANCE - Mary Wenner

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

Jim Hales, Town Counsel Tom Dallaire, Town Manager Geoff LaCost, Town Superintendent Carol Louthan, Administrative Services Manager



PUBLIC INTEREST COMMENTS (No Action)

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Chairwoman Wenner presented Mr. Dallaire with a trophy for his hard work on the Great Race.

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.

Chairwoman Wenner understands we are going to pull item #6 from the agenda tonight.

Mr. Dallaire explained Dean is here and he was at the meeting we had about this item. We will need to meet with Tammy from R.O. Anderson about my concerns on this project. It will go to the planning commission in September.

No public comment.

Motion Jones/Slater to approve with the modification of removing item #6. Motion carried unanimously.



FOR POSSIBLE ACTION: APPROVAL OF PREVIOUS MINUTES:

June 7, 2016 Regular Board meeting, with public comment prior to Board action.

No public comment.

Motion Higuera/Slater to approve the minutes. Mr. Miller abstained since he was not present at the meeting. Motion carried with Board Member Miller abstaining.

CONSENT CALENDAR FOR POSSIBLE ACTION

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1. For Possible Action: Correspondence Read and noted.

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

Gardnerville Town Board Meeting July 5, 2016 – 4:30 p.m. Page 2

3. <u>For Possible Action</u>: Approve June 2016 claims Approved.

4. <u>For Possible Action</u>: Approve a special event application for an awareness walk and bike ride by Suicide Prevention, scheduled for September 10, 2016 at Heritage Park from 7:00 a.m. to 4:00 p.m. Approved.

No public comment.

Motion Slater/Higuera to approve the consent calendar. Motion carried unanimously.

ADMINISTRATIVE AGENDA

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

5. Not for Possible Action: Discussion on the Main Street Program Manager's Monthly Report of activities for June 2016.

Mr. Dallaire reported Mrs. Lochridge is not present. She still has a few events this month. There is a volunteer and business member event July 17 and a wine walk on the 21^{st.} There is an article in the report about the Great Race.

6. For Possible Action: Discussion to approve, Approve with modification or deny a request by Martin Stahl for a Master Plan Amendment and Zoning Map Amendment (DA 16-036 & DA 16-037) requesting to change the master plan designation from Commercial to Multi-Family Residential and to change the zoning designation from Neighborhood Commercial to Multi-Family Residential (maximum density of 16 units per acre; 1.66 x 16/acre=26.56 units; min net lot area = 9,000) The subject property is located at 1378 N Hwy 395, Gardnerville, in the Minden/Gardnerville Community Plan. (APN 1220-04-101-029); with public comment prior to Board action

(Item pulled from agenda.)

7. For Possible Action: Discussion to approve, approve with modifications or deny town policy 18.22 for major memorial requests; with public comment prior to Board action.

Mr. Dallaire worked with several people and came up with a couple of options. I am looking for some direction. Mike reviewed the policy. Dirk from Search and Rescue contacted me a couple days after and wanted to look it over and help. Their comments were integrated in the policy, as needed. I did get some comments emailed in and I think I covered them all.

Chairwoman Wenner did not understand what kind of guidelines they were looking for.

Mr. Dallaire sent the draft policy to Search and Rescue. Maybe they will be back after our decision.

Mrs. Jones explained the draft I referenced said "extraordinary service to the town." I understand the position of no individual names, I don't think that's actually reflected in the way the town is right now. Certainly some of the facilities within our jurisdiction, even if they are not directly managed by us, are named after individuals: Chichester Drive, Gardner Park, Stodick Park. They have historic value because of the individuals serving the community. If we have an organization come forward and ask for us to name a facility, what does "extraordinary service" mean? Many of our geographic names intersect with individuals. Some of our facilities have been named after individuals, not after the geographic location. If we are moving forward, I think we're entering a portion of the town's lifetime where that won't overlap anymore, where individuals' names and service might not overlap with the geographic nature of where they live or what we are naming because we don't have the large family ranches anymore. If its service to the town, does search and rescue qualify for service to the town. What if we had a sheriff's officer killed in the line of duty within our boundaries? Is that extraordinary heroism or service?

Mrs. Slater pointed out Stodick Park, Gardner Park and Lampe Park were lands that were donated.

Mrs. Jones added that goes into how much money are would an applicant be putting into the project. Maybe we have the land already but we need a building. What if somebody came forward and gave 67% for a building?

Gardnerville Town Board Meeting July 5, 2016 – 4:30 p.m. Page 2

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Mr. Higuera wouldn't want people down there when the pond is full of water. It's such a loosely put together dog park it's hard to name it.

Mr. Dallaire does not think the town should be picking up the tab on the fence. It is a detention pond. If we're going to turn it into a dog park Search and Rescue would help get grants and the matching funds would come from them.

Mr. Higuera liked the sign they saw the last time. It tells a story. It's more effective than naming the park after someone.

Mrs. Slater shared we have a lot of amenities that are in everybody's price range. I just think that's better than trying to put a name on there and having a conflict with others.

Mr. Miller stated the money from the benches came from different parties. Trying to say 51 percent comes from one entity maybe doesn't happen. I don't know if this clarifies that or not.

Mrs. Jones believed the issue of the dog park is what made it come to light. We have another subdivision coming in and the next level of naming is going to happen.

Mr. Dailaire shared the primary use is a storm drain. I don't want to call it a park; it could be a dog facility or off lead area. K-9 Korral is easy. If they provide the funding for all of it I don't see why that should be an issue. Mike approved everything that is in black. I think service and monetary contribution is fine. I don't know that Annie E Thomas K-9 Korral is the way to go, but I don't see a problem with it being K-9 Korral.

Mrs. Slater does not think naming things after someone is a good town policy. I think you're better off with 3a.

Chairwoman Wenner asked if the Board wanted to approve the policy or does Tom need to change it again.

Mrs. Jones had some clarifications if we approve this. I think under e #3 sub e sub i talks about extraordinary service to the community. I think that needs to say "to the town of Gardnerville" so we are very specific. As much as Annie provided immense community service, this is a Gardnerville facility and they have to link her service to Gardnerville for us to consider it. I think we have to decide what the percentage would be of contribution to acquisition, construction and improvement. I think it should be more than one/half. I think it needs to be a super majority, which is how I picked 67%. The way I envision the dog park is that the town's commitment to creating the K-9 Korral would be relatively limited. We would be doing a bench, dog pots, a fence and some signs. Everything else that comes with it becomes minor memorials. The drinking fountain would fall under the minor memorial. We don't have the resources to put in a \$6,000 water fountain or dog toys. We can make sure there is fence and grass.

Mr. Higuera asked who pays for the memorials we have in the park now?

Mr. Dallaire answered the people who request it pay 100%.

Mr. Higuera felt if we agree to put up the storyboard they should pay 100% of it.

Mrs. Slater agreed with Mr. Miller that some memorials can be made up of many people.

Mr. Dallaire asked if they are in agreement that the town's portion of the dog facility should be a fence, one bench and a dog waste container.

Mr. Hales advised talking about what you are going to put in the facility is outside the scope of the agenda,

Mr. Dallaire is just trying to get what the policy should say. What items on the service and monetary contribution are beyond the town's scope and how does that affect the 51%? On page 7-4 under ei, the town owns the property already. The amenity on site is the detention facility. As a secondary use it is a dog facility. There is a path around the facility. We have fencing to put in. This is stuff we need to budget.

Mr. Hales responded this agenda item is for this policy, not for the amenities.

Mrs. Jones thought the issue is if we have a facility coming we have to know what we want to do with it before the applicant can say I can put up 51 or 67%. Not having a clear plan on the dog corral hinders the applicant's ability to

say please name it. We have to know what we consider the facility before they can even apply. Take a future walking path through the new developments that will come. We have to know where it is going and what we intend to do with it before it can be named in a formal sense.

Mr. Miller asked if the benches were approved by Main Street and put together by people contributing to the Main Street program. Can Main Street be the applicant?

Mr. Dallaire believed that is covered under the existing policy 18.23.

No public comment.

Mrs. Slater's recommendation is we leave it on page 7-3, that if we name something it has to have historical significance, geographical identifiers, natural characteristics and an outstanding feature of the property or facility. I do not support naming any facility after an individual. I don't mean to be disrespectful to anybody. We have other ways of memorializing our residents. I think that's a better way of handling it. I would stop it after #3. I would not come up with any service or monetary contribution. I would not name facilities or anything after people.

Mr. Dallaire asked if they all agreed to no naming of facilities.

Mrs. Jones suggested eliminating ei and that would keep Linda's proposal intact. If a current owner donates land and wants a park named after him, and doesn't have the heritage of owning the land for 100 or 200 years, he wouldn't qualify here.

Mrs. Slater's question would be: Is he really contributing by donating the land or is it part of a requirement to the town or county that it has to have so much open land. That's different than donating.

Mr. Dallaire advised that Arbor Gardens was required to put in a park.

Mrs. Jones stated the facility had to be named so we named it Arbor Gardens Park.

Mr. Higuera asked if we should put this off until next month.

Mrs. Slater would like to make the decision tonight and take care of it.

Chairwoman Wenner asked if we're saying they have to donate a 100% of the property before we'll even consider putting their name on it.

Mrs. Slater would add something that says the town will not have a policy of naming a park after an individual but refer back to #3, it should have these four criteria.

Mrs. Jones would respectfully disagree. I think we should have a policy that does allow the potential for future boards to consider the extraordinary service of deceased members to the town of Gardnerville. I don't think it's kicking the can down the road. It would fall under e sub I, which is the extraordinary volunteerism. You have to name a facility at the time or during development. We should, with limitations, allow someone who has given extraordinary service to the Town of Gardnerville to be considered. Then we should have that conversation or a future board should have that conversation. We shouldn't cut that conversation off entirely at this point. By saying there needs to be some extraordinary service, that the organization coming forward needs to know that they are putting 2/3rds of a public facility, which is far more than any minor memorial.

Mrs. Slater asked if you did that, are you putting it back to Tom to figure out what the 2/3 cost would be.

Mrs. Jones would have to know that in a general sense if someone is building a park. We would have to know that before we budget to build the park ourselves.

Mr. Dallaire is facing a time issue. People are using it and not just dog owners. Naming under 3a, do we need to add another line?

Mrs. Jones noted the criteria is a and e sub i. I agree that the first consideration should be geographic. The strongest factor is to be geographical or historical nature. Then we can consider naming it after an individual who has contributed extraordinary service to the town.

Motion Jones/Miller to approve the policy as presented with the following edits: on page 7-3 under 3a3 turn that "and" into an "or." On page 7-4 under e sub i change the word "the community" into "the town of Gardnerville" and under ei and eii make sure that instead of 51% it is 2/3rds. Keep the red type, and the 2/3rds in both cases. Motion carried with Wenner, Miller, Higuera and Jones voting yea and Slater nay.

- 8. For Possible Action: Discussion to approve or deny four (4) options regarding the possible acquisition from Spence Properties of the property containing 3.35 acres along Gilman Avenue, APN 1320-33-412-001, approved by the board at the May board meeting, in the amount of \$275,000;
 - A) \$100,000 down payment with three annual payments at 5% interest financed by the seller;
 - B) \$150,000 down payment with two annual payments at 5% interest financed by the seller;
 - C) \$185,000 down payment with two annual payments at 3% interest financed by borrowing from the Valley Vision Fund on county approval;
 - D) Because of the seller's change of terms offered by the seller's agent, which were relied upon by the board to approve the purchase at the May board meeting, a possible vote to reconsider the approval of purchase of the property followed by a vote to deny the purchase of the property; with public comment prior to board action.
- Mr. Higuera asked in the item one place it says five percent interest in option A and then later in your recommendation it says option A is 3.5 percent interest.
- Mr. Dallaire heard back from the seller after the agenda was posted. He wasn't able to change the agenda item but changed the agenda action sheet. Mr. Bob Spence, according to Mr. Egan, did approve giving us a 3.5 percent rate and not 5.
 - Mr. Higuera believed the least expensive option is the Valley Vision.
- Mr. Dallaire spoke with Lisa Granahan. Lisa talked to Larry and Larry is bringing Christine in on this. From what Lisa talked about the process would have to go through the county commission. I think we should just take that option off all together.
- Mr. Miller asked if the property directly across from the park has been transferred to the church. And, if so, what price did they pay?
- Mr. Dallaire answered yes. I believe they paid \$330,000 for the property. It is six acres but they have a larger portion of land in the flood plain.
 - Mr. Higuera asked if the \$125,000 would be putting them in a bind.
 - Mr. Dallaire would be more comfortable with \$125,000 rather than with \$150,000.
 - Chairwoman Wenner would hate to leave the town short. She would rather go with the smaller amount.

Mrs. Jones felt if we could put the \$125,000 down without endangering our current projects, have less of an annual payment over the next three years and still save money, then whatever emergency happens that we don't see coming we still have a little more money in our budget. If we don't experience that emergency then we could prepay.

Chairwoman Wenner asked if there was a prepayment penalty?

Mr. Dallaire answered no. Just below the table, the 614 fund has about \$83,000 in there. We could use that to get to the \$50,000. We currently have encumbered \$102,000. We could do another \$20,000 to get to \$150,000, but I would suggest combining the two funds and an additional \$12,000 from board designated. We don't have to do the \$150,000 out of this year. We could use up to \$38,000 or \$40,000 from 614.

No public comment.

Mr. Dallaire asked if they want to do \$125,000 or \$150,000?

The board agreed \$125,000.

Mr. Dallaire asked if they wanted the \$25,000 to come out of the 614 fund? We have \$102,000 out of board designated and in addition \$25,000 out of the 614 fund.

Motion Miller/Slater to purchase this property with \$100,000 plus escrow costs down payment using the 610 board designated fund and using \$25,000 additional funds from the 614 fund at 3.5 percent interest for three additional payments. Motion carried unanimously.

- 9. Not For Possible Action: Discussion on the Town Attorney's Monthly Report of activities for June 2016.
 - Mr. Hale reported Mike worked on everything that was on the agenda this month.
- Mr. Dallaire mentioned Mike also worked on the boundary line adjustment. I am having Mike write that up. I think Bill resubmitted the plan revision to the county so we can get the mylars created and give Dave the money for that piece of property to get it finalized. Hopefully this month it will be done.
- 10. Not For Possible Action: Discussion on the Town Manager's Monthly Report of activities for June 2016.
- Mr. Miller asked about Item B. Who are you working with at NDOT that is giving all the changes for the crosswalks.
- Mr. Dallaire answered Tanya. She is out on leave for a while so now it is Kirsten Bale. I can give you her contact information.
- Mr. Miller contacted NDOT and tried to get a hold of Lee Bonner. Lee is not known anyplace in there. I talked to a nice lady by the name of Guinevere. She told me to call back with the name of who is in charge of the project and she will try to get it going. I compared that project to what is going on down in Minden with the Bently crosswalk. She will make some contacts and see how much faster we can get this going.
- Mr. Dallaire advised we have been working with Dean Morton. We provided the SHPO information for the crosswalks. We have contacted the person who has helped us with all the street lights Gary Whisler. NV Energy has approved the Kingslane meter so there is a contract here that I will sign. Then we can get the meter installed at Kingslane as soon as we get a contractor and the redlines come back from NDOT. Anderson is finalizing the maintenance yard plans. There will be a block wall in front. We are going to add a new storm drain in Raley's so we will have to replace some sidewalk. I will have to get permission from Raley's for construction access. The trails back behind Raley's and Toiyabe/Toler we want to do all at the same time, one contractor, two projects The new street light we put in is on Gilman just past Chichester. Is the Board okay with using those lights throughout town? They are a lot nicer and less light. NV Energy may be moving forward with the LED version of the light that is out here. They have ordered lights from Great Basin. We will want to replace our lights with something similar. Met with the church this morning and talked with the engineer and consultants. They will start work next week on Mill Street. I worked on plans today. Met with RCI and they will submit our permit to Army Corp for Kingslane tomorrow.
 - Mr. Miller asked if we contracted the curb and street weed spraying out to the county?
- Mr. Dallaire answered not all of it, just project by project. I will coordinate with Phil (Town of Genoa) on getting a date for open meeting law training and land use. We are looking at doing tablets and a type of square reader for credit cards. We are working with Cayan on that and getting the process changed. We have a tablet that has a mobile connection so we can use it at events. Adding fees is not as easy as it sounds. It will have to be programmed in to our software in order for it to work and calculate the fees.

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

Meeting adjourned at 6:10 p.m.

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: August 2, 2016 Time Requested: N/A
5.	Agenda: ☐ Consent ☐ Administrative
6.	Background Information: See attached.
7.	Other Agency Review of Action: □ Douglas County
8.	Board Action:
	☐ Approved ☐ Approved with Modifications ☐ Continued

Gardnerville Town Board AGENDA ACTION SHEET



1.	For Possible Action:	Approve	Health	and	Sanitation	&	Public	Works	Departme	ents
	Monthly Report of act	tivities								

2.	Recommended Motion:	Approve	as submitted
	Funda Availables []	Voc	₩ NI/A

3. Department: Administration Prepared by: Carol Louthan

4. Meeting Date: August 2, 2016

5. Time Requested: N/A

6. Agenda:

Consent

Administrative

7. Background Information:

Trash (June figures)

Credit Cards (June figures)

Residential Accounts	1790
Commercial Accounts	223
Green Waste Accounts	1325
Cleanup Dumpsters	10
X-cans	400
# of new residential	7 accts transferred to new
accounts	owners
# of new commercial	0
accounts	
Minimum User Accounts	33
Total tons of trash	379.5
Total tons of Greenwaste	29.67

Total Amount		\$7302.17
Total Transactions		69
Visa Debit	26	\$1,735.10
Visa	29	\$4,017.30
Mastercard Debit		0
Mastercard	9	\$1,146.93
ACH/E Check	5	\$402.84

Other Agency Board Action:	Review of Action: Douglas County	™ N/A
Approved Denied	☐ Approved with Modifications ☐ Continued	

Superintendent Town Public Works Monthly Report

Public Works & Parks - 07/2016

- 5k fun run and walk event went well this year.
- The backflow security cages were installed at Heritage Park Garden and the Town Maintenance Facility.
- A mosquito barrier was applied at Heritage Park prior to the movie Minions by Douglas County mosquito abatement.
- The town logo was applied to the new truck 619. Tools were purchased. Lights and flashers will installed soon.
- The sprinkler controls for the museum were relocated outside the building.
- We are identifying problems on the Snaffle bit trailhead and Martin Slough drip system.
- Main Street flowers are being watered two times a Day and extra water being put on the street trees.
- Carrick, Heritage Park and Gardener Park are being weeded by hand.
- Overgrown weeds in Carrick detention pond are being pulled and the project is about 75% complete.
- Carrick pond is being pumped down 3 times a week to keep the water level down. This is to limit the possibility of mosquitos.
- Martin Slough culvert under Toler and 395 has a small failure in it and opened a hole in the asphalt. A temporary fix was applied and NDOT was contacted as it may be their culvert. Waiting on a response from them.
- Stop bars have been painted throughout town except streets that are being chip sealed or rebuilt. Arrows and cross walks will be painted next.
- A new stop sign and do not enter were placed on Toler at 395.
- Street sweeping has been once a week
- Drop Inlets were cleaned in old town.
- The light at the Heritage Park flagpole has been replaced.
- Malathion was sprayed along alley F & in the Martin Slough area to combat False Cinch Bugs.
- A new bench and trash can were installed on the Martin Slough Nature Trail path at the large cottonwood.
- Cones were placed at a broken concrete hazard on the Elges path at Stodick Parkway.

Health and Sanitation – 07/2016

A semi load of new 90 gallon totes should be delivered July 28, 2016.

Engineering - 07/2016

 Trinity Lutheran Church parking lot has started construction. Working with the engineering firm and contractors to help the project go smoothly.

Gardnerville Town Board AGENDA ACTION SHEET



1.	For Possible Action: Approve July 2016 claims.
2.	Recommended Motion: Approve as submitted Funds Available: ☐ Yes ☐ N/A
3.	Department: Administration
	Prepared by: Carol Louthan
4.	Meeting Date: August 2, 2016 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 ☐ Continued

Vendor	Invoice No.	Invoice Description	Status Held Reason	Invoice Date	Due Date	G/L Date Received Da	Received Date Payment Date	Invoice Amount
Fund 610 - Gardnerville Town Department 921 - Gardnerville Admin Account 510.150 - Board Compensation	n Compensation							
4288 - Higuera Lloyd W	7/16 BOARD	G'VILLE	Paid by Check # 651143	06/30/2016	07/08/2016	07/08/2016	07/08/2016	250.00
24008 - Jones Cassandra Esq	7/16 BOARD	G'VILLE	# 651159	06/30/2016	07/08/2016	07/08/2016	07/08/2016	250.00
28960 - Miller Kenneth	7/16 BOARD	G'VILLE	# 651177	06/30/2016	07/08/2016	07/08/2016	07/08/2016	250.00
2969 - Slater Linda	7-16 BOARD	G'VILLE	Paid by Check # 651235	06/30/2016	07/08/2016	07/08/2016	07/08/2016	250.00
			Account 510.150 - Board Compensation Totals	Board Compens	sation Totals	Invoice Transactions	ons 4	\$1,000.00
Account 511.201 - PEBS-Ret.Medical 20219 - NV ST Public Employees 6-16	Ret.Medical 6-16	731	Paid by Check # 650637	06/01/2016	06/24/2016	06/24/2016	06/24/2016	8.88
	r NEI 11 JUN 13			Account 511.201 - PEBS-Ret.Medical Totals	edical Totals	Invoice Transactions 1	I uc	\$8.88
Account 520.055 - Telephone Expense 13097 - Verizon Wireless 976633684	1 one Expense 9766336840	842011146-00001	Paid by Check	06/01/2016	06/24/2016	06/24/2016	06/24/2016	390.37
29103 - Frontier	782-7134 6/16	77578271340502795	# 050701 Paid by Check # 670814	06/16/2016	06/30/2016	06/30/2016	06/30/2016	104.41
29103 - Frontier	782-3856 6/16	77578238560808025	# 0500534 Paid by Check # 670854	06/16/2016	06/30/2016	06/30/2016	06/30/2016	51.89
13097 - Verizon Wireless	9767975555	842011146-00001	# 050854 Paid by Check # 651701	07/01/2016	07/22/2016	07/22/2016	07/22/2016	277.772
			# 031/91 Account 520.055 - Telephone Expense Totals	- Telephone Ex	pense Totals	Invoice Transactions	I Pus 4	\$824.39
Account 520.060 - Postage/Po Box Rent 25294 - F P Mailing Solutions RI102379508	ge/Po Box Rent RI102379508	600003046	Paid by Check # 650831	06/16/2016	06/30/2016	06/30/2016	06/30/2016	45.00
	10_		Account 520.060 - Postage/Po Box Rent Totals	Postage/Po Box	c Rent Totals	Invoice Transactions	ons 1	\$45.00
Account 320,004 - ITavel 12997 - Do Co Procurement Program	5-16 DALLIARE G'VILLE	G'VILLE	Paid by Check	05/27/2016	06/24/2016	06/24/2016	06/24/2016	975.00
21673 - Dallaire Tom	5/22-26/16	TRAVEL	# 555555 Paid by Check # 651093	05/25/2016	07/08/2016	06/30/2016	07/08/2016	176.60
				Account 520.064 - Travel Totals	Travel Totals	Invoice Transactions	ons 2	\$1,151.60
Account 320.07 - Advertising 12997 - Do Co Procurement Program 5-1	5-16 DALLIARE G'VILLE	G'VILLE	Paid by Check	05/27/2016	06/24/2016	06/24/2016	06/24/2016	475.00
				Account 520.072 - Advertising Totals	tising Totals	Invoice Transactions 1	ons 1	\$475.00





Vendor	Invoice No.	Invoice Description	Status	Held Reason Invoice Date	Due Date	G/L Date Rec	Received Date Payment Date	Invoice Amount
Fund 610 - Gardnerville Town Department 921 - Gardnerville Admin					1			
Account 520.084 - Replacement & Repair	ement & Repair							
12997 - Do Co Procurement Program	5-16 PLUT	GVILLE	Paid by Check # 650536	05/27/2016	06/24/2016	06/24/2016	06/24/2016	66.6
20845 - Clark Plumbing & Heating Co Inc	0000831484	0007133	Paid by Check # 651087	06/23/2016	07/08/2016	06/30/2016	07/08/2016	173.75
2549 - Dallaire Tom-Petty Cash	6-16 G'VILLE2	PETTY CASH	Paid by Check	06/24/2016	06/30/2016	06/30/2016	06/30/2016	8.00
26531 - Waving at You.com	217939	G'VILLE	Paid by Check # 651013	06/13/2016	06/30/2016	06/30/2016	06/30/2016	47.00
Account 520.089 - Power			Account	Account 520.084 - Replacement & Repair Totals	Repair Totals	Invoice	Invoice Transactions 4	\$238.74
2924 - NV Energy	791804 6-16	791804	Paid by Check # 651424	06/25/2016	07/15/2016	06/30/2016	07/15/2016	191.81
Material COO CC3 tourson				Account 520.089 - Power Totals	Power Totals	Invoice	Invoice Transactions 1	\$191.81
1429 - Gardnerville Water Company	640.01 6/16	640.01	Paid by Check # 651359	07/01/2016	07/15/2016	06/30/2016	07/15/2016	44.60
1429 - Gardnerville Water Company	690.01 6/16	690.01	Paid by Check	07/01/2016	07/15/2016	06/30/2016	07/15/2016	84.30
			1000	Account 520.090 - Water Totals	Water Totals	Invoice 7	Invoice Transactions 2	\$128.90
Account 520.092 - Heating 3021 - Southwest Gas-Las Vegas		0015779022 6- 2410015779022	Paid by Check	06/15/2016	06/30/2016	06/30/2016	06/30/2016	16.70
3021 - Southwest Gas-Las Vegas	16 1072224004 6-	2411072224004	# 650982 Paid by Check	06/15/2016	06/30/2016	06/30/2016	06/30/2016	17.93
3021 - Southwest Gas-Las Vegas	16 1188600002 6-	2411188600002	# 650982 Paid by Check # 650082	06/15/2016	06/30/2016	06/30/2016	06/30/2016	14.69
	01 (7960C0 #	Account 520.092 - Heating Totals	leating Totals	Invoice	Invoice Transactions 3	\$49.32
Account 5-0-093 - Utilities-Sewer 2030 - Minden-Gardnerville Sanitation 16-070	ss-sewer 16-070285	0296	Paid by Check	07/01/2016	07/22/2016	07/22/2016	07/22/2016	67.53
2030 - Minden-Gardnerville Sanitation	16-070575	0594	# b51650 Paid by Check # 651650	07/01/2016	07/22/2016	07/22/2016	07/22/2016	21.10
Account 520 008 - Tamiforial Comirce	ial Services			Account 520.093 - Utilities-Sewer Totals	-Sewer Totals	Invoice 7	Invoice Transactions 2	\$88.63
27347 - A+ Janitorial Service	TOG0616	G'VILLE	Paid by Check	06/23/2016	07/08/2016	06/30/2016	07/08/2016	100.00
				Account 520.098 - Janitorial Services Totals	ervices Totals	Invoice	Invoice Transactions 1	\$100.00



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Paid by Check Count 520.136 Rents & Leases Equipment		oice Transactions	116 165.41 116 101.02 \$266.43 116 2,972.73 116 64.99 116 64.99
s & Leases Equipment Pa 97022767 1481234-3433221 Pa 5043104404 16769392 # berships 583683 16/17 DALLAIRE # 2016-19 G'VILLE # 1 Services G'VILLE # 26058 G'VILLE Pe 26135 G'VILLE Pe 26135 G'VILLE Pe 26135 G'VILLE Pe 26135 G'VILLE Pe 8 Supplies 5-16 LOUTHAN G'VILLE 8 5-16 LOUTHAN G'VILLE Pe 8 S-16 G'VILLE Pe 8 S-16 G'VILLE Pe 8 S-16 LOUTHAN G'VILLE Pe 8 S-16 G'VILLE Pe 8 S-16 G'VILLE Pe 9-16 G'VILLE Pe 9-16 G'VILLE Pe		oice Transactions oice Transactions	\$ 2
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gal Services G'VILLE Paid by Check 26058 G'VILLE # 651222 Paid by Check # 651716 ** 651716 ** 651716 ** 651716 ** 651716 ** 7034794 16-17 7034794/G'VILLE ** 651742 ** ice Supplies ** 651442 5-16 LOUTHAN G'VILLE ** 650536 ** 650536 ** 650536 6-16 LOUTHAN G'VILLE ** 650536	07/08/2016		
bscriptions bscriptions 7034794 16-17 7034794/G'VILLE Faid by Check # 651716 # 651716 # 651716 Faid by Check # 651742 Fice Supplies 5-16 LOUTHAN G'VILLE Faid by Check # 650536 Faid by Check # 650536 Faid by Check # 650536 Faid by Check Faid		01/08/2016 no/30/2016	1,660.00
bscriptions 7034794 16-17 7034794/G'VILLE Paid by Check # 651716 7034794 16-17 7034794/G'VILLE Paid by Check # 651442 7034794 16-17 7034794/G'VILLE Paid by Check # 650536 7-16 G'VILLE Paid by Check # 650536 7-16 G'VILLE Paid by Check # 650536 7-16 G'VILLE Paid by Check Paid by Chec	2100/00/20	פוסטו כטובט פוסטוסטו	940
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7034794 16-17 7034794/G'VILLE	al Services Totals	Invoice Transactions 2	\$2,200.00
ice Supplies 5-16 LOUTHAN G'VILLE 6-16 G'VILLE 7-16 G'VILLE 8-16 Baid by Check 8-16 LOUTHAN G'VILLE 9-16 Baid by Check 8-16 LOUTHAN G'VILLE 9-16 Baid by Check	07/15/2016	07/15/2016 07/15/2016	29.90
Faid by Check	scriptions Totals	Invoice Transactions 1	\$29.90
# 650536 5-16 G'VILLE Paid by Check NICHOLSON # 650536 6-16 LOUTHAN G'VILLE Paid by Check	06/24/2016	06/24/2016 06/24/2016	116 295.61
NICHOLSON # 650536 6-16 LOUTHAN G'VILLE Paid by Check	06/24/2016	06/24/2016 06/24/2016	116 40,00
	07/22/2016	06/30/2016 07/22/2016	316 5.98
# 651561			
620625 TOWNGV Paid by Check 06/23/2016 # 651243	07/08/2016	06/30/2016 07/08/2016	30.00
Account 533.800 - Office Supplies Totals	e Supplies Totals	Invoice Transactions 4	\$371.59



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Fund 610 - Gardnerville Town Department 921 - Gardnerville Admin Account 533.806 - Software 7185 - SHI International Corp B050 12997 - Do Co Procurement Program 6-16								
ftware								
	B05068090	1031693	Paid by Check # 650660	06/06/2016	06/24/2016	06/24/2016	06/24/2016	885.00
	6-16 DALLAIRE G'VILLE	G'VILLE	Paid by Check # 651561	06/27/2016	07/22/2016	06/30/2016	07/22/2016	619.38
16648 - E Squared C Inc 43769	0.00	G'VILLE	# 651570	07/01/2016	07/22/2016	07/22/2016	07/22/2016	37.50
Account 533.817 - Small Projects	v			Account 533.806 - Software Totals	oftware Totals	Invoice Transactions	isactions 3	\$1,541.88
11985 - Ace Hardware 1084	.9/1	1236	Paid by Check # 651276	06/08/2016	07/15/2016	06/30/2016	07/15/2016	9,28
13485 - Ahern Rentals Inc 1621	16210635-1	205304	Paid by Check	06/14/2016	07/15/2016	06/30/2016	07/15/2016	24.44
13485 - Ahern Rentals Inc 1622.	16222386-1	205304	Paid by Check	06/16/2016	07/15/2016	06/30/2016	07/15/2016	27.99
13485 - Ahern Rentals Inc 1622	16229858-1	205304	Paid by Check	06/17/2016	07/15/2016	06/30/2016	07/15/2016	17.98
13485 - Ahern Rentals Inc 1624	16241292-1	205304	Paid by Check # 651278	06/21/2016	07/15/2016	06/30/2016	07/15/2016	5.99
271 - Carson Valley Signs 1779		G'VILLE	# 650783	06/14/2016	06/30/2016	06/30/2016	06/30/2016	207.70
2121 - Meeks Lumber 958499		06G1570	Paid by Check	06/17/2016	07/15/2016	06/30/2016	07/15/2016	27.06
9839 - Quick Space Inc 1444122		G'VILLE	Paid by Check # 650952	06/19/2016	06/30/2016	06/30/2016	06/30/2016	778.50
22633 - Sierra Nevada Media Group 6688	6688-06302016 8574868	8574868	Paid by Check # 651735	06/30/2016	07/22/2016	06/30/2016	07/22/2016	296.63
Account 550.001 - Miscellaneous Expenses	s Expenses		Acco	Account 533.817 - Small Projects Totals	rojects Totals	Invoice Transactions	isactions 9	\$1,395.57
4337 - NV ST Dept of Public Safety 3974	47*G'VILLE	39747*G'VILLE 880005/REPLACEMENT CHECK	Paid by Check # 650624	05/02/2016	06/24/2016	06/24/2016	06/24/2016	38.25
			Ε	Account 550.001 - Miscellaneous Expenses Totals Department 921 - Gardnerville Admin Totals	rpenses Totals Admin Totals	Invoice Transactions Invoice Transactions	sactions 1 sactions 51	\$38.25 \$13,938.61

	TIVOICE NO.	Invoice Description	Status Held R	Held Reason Invoice Date	Due Date	G/I Date	Received Date Payment Date	Invoice Amount
Ind 610 - Gardnerville Town Department 923 - Parks & Recreation Account 520,037 - Weed Spraving	ing							
7,5660	.09	G'VILLE	Paid by Check	06/03/2016	07/08/2016	06/30/2016	07/08/2016	157.69
2664	64	G'VILLE	Paid by Check # 651112	06/06/2016	07/08/2016	06/30/2016	07/08/2016	211.55
Account 520.084 - Replacement & Repair	nt & Renair		Account	Account 520.037 - Weed Spraying Totals	raying Totals	Invoi	Invoice Transactions 2	\$369.24
12997 - Do Co Procurement Program 5-1	5-16 LACOST	G'VILLE	Paid by Check # 650536	05/27/2016	06/24/2016	06/24/2016	06/24/2016	380.00
16,	16217410-1	205304	Paid by Check # 651278	06/15/2016	07/15/2016	06/30/2016	07/15/2016	8.32
162	16241078-1	205304	Paid by Check	06/21/2016	07/15/2016	06/30/2016	07/15/2016	14.99
12997 - Do Co Procurement Program 6-1	6-16 LACOST	G'VILLE	# 651561	06/27/2016	07/22/2016	06/30/2016	07/22/2016	33.47
156	1567547	30447	Paid by Check	06/04/2016	07/08/2016	06/30/2016	07/08/2016	472.00
171	1702328	30447	# 55111/ Paid by Check # 651117	06/24/2016	07/08/2016	06/30/2016	07/08/2016	26.02
-89	684003	4170	Paid by Check # 651438	06/22/2016	07/15/2016	06/30/2016	07/15/2016	.67
21.	217939	G'VILLE	Paid by Check	06/13/2016	06/30/2016	06/30/2016	06/30/2016	120.00
3457 - Western Nevada Supply Company 166	16659174	71273	Paid by Check # 651492	06/14/2016	07/15/2016	06/30/2016	07/15/2016	212.53
3457 - Western Nevada Supply Company CM	CM16659174	71273	Paid by Check # 651492	06/15/2016	07/15/2016	06/30/2016	07/15/2016	(79.10)
3457 - Western Nevada Supply Company 166	16668073	71273	Paid by Check # 651492	06/22/2016	07/15/2016	06/30/2016	07/15/2016	35.10
Account 520.089 - Power			Account 520.0 8	Account 520.084 - Replacement & Repair Totals	Repair Totals	Invoi	Invoice Transactions 11	\$1,224.00
79.	791804 6-16	791804	Paid by Check # 651424	06/25/2016	07/15/2016	06/30/2016	07/15/2016	444.95
				Account 520.089 - Power Totals	Power Totals	Invoid	Invoice Transactions 1	\$444.95

Vendor	Invoice No.	Invoice Description	Status Held Reason	Invoice Date	Due Date	G/L Date Received D	Received Date Payment Date	Invoice Amount
Fund 610 - Gardnerville Town Department 923 - Parks & Recreation Account 520,090 - Water								
1429 - Gardnerville Water Company	1302.01 6/16	1302.01	Paid by Check # 651359	07/01/2016	07/15/2016	06/30/2016	07/15/2016	1,410.98
1429 - Gardnerville Water Company	1321.01 6/16	1321.01	Paid by Check	07/01/2016	07/15/2016	06/30/2016	07/15/2016	95.12
1429 - Gardnerville Water Company	1340.01 6/16	1340.01	# 651359 # 651359	07/01/2016	07/15/2016	06/30/2016	07/15/2016	76.23
1429 - Gardnerville Water Company	1348.01 6/16	1348.01	# 051355 Paid by Check # 651359	07/01/2016	07/15/2016	06/30/2016	07/15/2016	1,154.61
1429 - Gardnerville Water Company	1373.01 6/16	1373.01	# 651359 # 651359	07/01/2016	07/15/2016	06/30/2016	07/15/2016	115.10
1429 - Gardnerville Water Company	1745.01 6/16	1745.01	# 031333 Paid by Check # 651359	07/01/2016	07/15/2016	06/30/2016	07/15/2016	172.01
1429 - Gardnerville Water Company	2139.01 6/16	2139.01	# 551359 # 651359	07/01/2016	07/15/2016	06/30/2016	07/15/2016	82.99
1429 - Gardnerville Water Company	2140.01 6/16	2140.01	# SSISSS Paid by Check # 651350	07/01/2016	07/15/2016	06/30/2016	07/15/2016	127.68
1429 - Gardnerville Water Company	2226.01 6/16	2226.01	# OJISS Paid by Check # CE1350	07/01/2016	07/15/2016	06/30/2016	07/15/2016	355.90
1429 - Gardnerville Water Company	2297.01 6/16	2297.01	# 031333 Paid by Check # 651350	07/01/2016	07/15/2016	06/30/2016	07/15/2016	792.91
1429 - Gardnerville Water Company	2431.01 6/16	2431.01	# 051539 Paid by Check # C1350	07/01/2016	07/15/2016	06/30/2016	07/15/2016	257.19
1429 - Gardnerville Water Company	2593.01 6/16	2593.01	# 051539 Paid by Check # 651350	07/01/2016	07/15/2016	06/30/2016	07/15/2016	346.25
1429 - Gardnerville Water Company	2624.01 6/16	2624.01	# 031333 Paid by Check # 651350	07/01/2016	07/15/2016	06/30/2016	07/15/2016	68.00
1429 - Gardnerville Water Company	2641.02 6/16	2641.02	# 051539 Paid by Check # 651350	07/01/2016	07/15/2016	06/30/2016	07/15/2016	527.71
2153 - Minden Town of	1862.01 6/16	1862.01	# 031333 Paid by Check # 651407	06/27/2016	07/15/2016	06/30/2016	07/15/2016	31.55
	T General Conference of the Co			Account 520.090 - Water Totals	Water Totals	Invoice Transactions 15	ions 15	\$5,614.23
Account 5.0.093 - Utilities-Sewer 2030 - Minden-Gardnerville Sanitation 16-070	es-Sewer 16-070757	0778	Paid by Check # 651650	07/01/2016	07/22/2016	07/22/2016	07/22/2016	126.61
				Account 520.093 - Utilities-Sewer Totals	Sewer Totals	Invoice Transactions 1	ions 1	\$126.61
Account 532.003 - Gas & Oil 3814 - Flyers Energy LLC	CFS1243669	8308	Paid by Check	06/15/2016	06/30/2016	06/30/2016	06/30/2016	78.70
3814 - Flyers Energy LLC	CFS1253533	8308	# 555516 Paid by Check # 651580	06/30/2016	07/22/2016	06/30/2016	07/22/2016	168.33
			3-7	Account 532.003 - Gas & Oil Totals	& Oil Totals	Invoice Transactions	ions 2	\$247.03
			7					

Vendor	Invoice No.	Invoice Description	Status He	Held Reason Ir	Invoice Date Due 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	Projects								
12997 - Do Co Procurement Program	5-16 LOUTHAN G'VILLE	G'VILLE	Paid by Check # 650536	0	05/27/2016	06/24/2016	06/24/2016	06/24/2016	557.42
16634 - ABE Printing & Copy Inc	13800	G'VILLE	Paid by Check # 651030	0	06/15/2016	07/08/2016	06/30/2016	07/08/2016	210.00
7132 - Accolades	11009	G'VILLE	Paid by Check # 651031	0	06/24/2016	07/08/2016	06/30/2016	07/08/2016	72.37
11985 - Ace Hardware	108888/1	1236	Paid by Check # 651276	0	06/24/2016	07/15/2016	06/30/2016	07/15/2016	4.99
11985 - Ace Hardware	108936/1	1236	Paid by Check # 651276	0	06/27/2016	07/15/2016	06/30/2016	07/15/2016	15.48
13485 - Ahern Rentals Inc	16199004-1	205304	Paid by Check # 651278	0	06/13/2016	07/15/2016	06/30/2016	07/15/2016	227.00
271 - Carson Valley Signs	1780	G'VILLE	Paid by Check # 650783	0	06/14/2016	06/30/2016	06/30/2016	06/30/2016	65.00
30248 - Criterion Pictures USA	414855	14791	Paid by Check # 651557	0	06/10/2016	07/22/2016	06/30/2016	07/22/2016	420.00
12997 - Do Co Procurement Program	6-16 LOCHRIDGE	G'VILLE	Paid by Check # 651561	0	06/27/2016	07/22/2016	06/30/2016	07/22/2016	25.08
12997 - Do Co Procurement Program	6-16 TUTHILL	G'VILLE	Paid by Check # 651561	0	06/27/2016	07/22/2016	06/30/2016	07/22/2016	77.90
22633 - Sierra Nevada Media Group	6688-06302016 8574868	8574868	Paid by Check # 651735	0	06/30/2016	07/22/2016	06/30/2016	07/22/2016	296.62
3115 - Swank Motion Pictures Inc	2197965	0223170001	Paid by Check # 651761	0	06/24/2016	07/22/2016	06/30/2016	07/22/2016	578.00
31630 - Sierra Event Rentals LLC	1469	G'VILLE	Paid by Check # 651450	Ö	02/24/2016	07/15/2016	07/15/2016	07/15/2016	550.00
5666 - Allied Uniform Sales	3967	G'VILLE	Paid by Check # 651510	0	06/29/2016	07/22/2016	07/22/2016	07/22/2016	524.86
			Ac Depart	Account 533.817 - Small Projects Totals Department 923 - Parks & Recreation Totals	- Small Pro	jects Totals ation Totals	Invoic Invoic	Invoice Transactions 14 Invoice Transactions 46	\$3,624,72 \$11,650.78





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Accounts Payable by G/L Distribution Report G/L Date Range 06/24/16 - 07/25/16

Vendor	Invoice No.	Invoice Description	Status He	Held Reason Invoice Date	Due Date	G/L Date R	Received Date Payment Date	Invoice Amount
Fund 610 - Gardnerville Town								
Department 920 - Other Public Works Account 520.103 - Maint Road	Road							
12997 - Do Co Procurement Program	5-16 LOUTHAN G'VILLE	G'VILLE	Paid by Check	05/27/2016	06/24/2016	06/24/2016	06/24/2016	87.73
11985 - Ace Hardware	108612/1	1236	# 650536 Paid by Check	06/14/2016	07/15/2016	06/30/2016	07/15/2016	13.98
11985 - Ace Hardware	108723/1	1236	# 6512/6 Paid by Check	06/18/2016	07/15/2016	06/30/2016	07/15/2016	12.88
11985 - Ace Hardware	108780/1	1236	# 651276 Paid by Check	06/21/2016	07/15/2016	06/30/2016	07/15/2016	24.26
2121 - Meeks Lumber	954777	06G1570	# 651276 Paid by Check # 651404	06/01/2016	07/15/2016	06/30/2016	07/15/2016	32.64
8523 - Nichols Consulting Engineers	643042501	643.04.25	# 031404 Paid by Check	07/08/2016	07/22/2016	06/30/2016	07/22/2016	9,260.80
			# 651663	Account 520.103 - Maint Road Totals	t Road Totals	Invoice	Invoice Transactions 6	\$9,432.29
Account 520,116 - Veh. Maint-Co Shop	laint-Co Shop							
4268 - Do Co Vehicle Maintenance	6@16 TRANSFFR	MOTOR POOL	Paid by Check # 651563	07/13/2016	07/22/2016	06/30/2016	07/22/2016	289.04
	i i			Account 520.116 - Veh. Maint-Co Shop Totals	Shop Totals	Invoice	Invoice Transactions 1	\$289.04
Account 520.155 - Licensing	ing				9)			
12997 - Do Co Procurement Program	5-16 LOUTHAN G'VILLE	G'VILLE	Paid by Check # 650536	05/27/2016	06/24/2016	06/24/2016	06/24/2016	36.25
				Account 520.155 - Licensing Totals	ensing Totals	Invoice	Invoice Transactions 1	\$36.25
Account 520.200 - Training & Education	ng & Education							
12997 - Do Co Procurement Program	6-16 LOUTHAN	G'VILLE	Paid by Check # 651561	06/27/2016	07/22/2016	06/30/2016	07/22/2016	00.06
			Account 52	Account 520.200 - Training & Education Totals	cation Totals	Invoice	Invoice Transactions 1	\$90.00
Account 532.003 - Gas & Oil	Oil							
3814 - Flyers Energy LLC	CFS1243669	8308	Paid by Check # 650840	06/15/2016	06/30/2016	06/30/2016	06/30/2016	355.65
3814 - Hyers Energy LLC	CFS1253533	8308	Paid by Check # 651580	06/30/2016	07/22/2016	06/30/2016	07/22/2016	435.98
Account 522 040 - Stown Desir Maintonance	Orain Maintonan	ç		Account 532.003 - Gas & Oil Totals	s & Oil Totals	Invoice	Invoice Transactions 2	\$791.63
12997 - Do Co Procurement Program	6-16 PLUT	G'VILLE	Paid by Check	06/27/2016	07/22/2016	06/30/2016	07/22/2016	20.97
			# 021301 Account 532.01	Account 532.019 - Storm Drain Maintenance Totals	nance Totals	Invoice	Invoice Transactions 1	\$20.97

Vendor	Invoice No.	Invoice Description	Status	Held Reason Invoice Date Due Date	oice Date	Due Date	G/L Date Receiv	Received Date Payment Date Invoice Amount	te Invoice Amount
Fund 610 - Gardnerville Town									
Department 926 - Other Public Works									
Account 532.028 - Uniforms	ns								
5785 - Alsco Inc	LREN1153348	000330	Paid by Check	/90	06/07/2016	07/08/2016	06/30/2016	07/08/2016	4.39
5785 - Alsco Inc	LREN1155469	000330	Paid by Check # 651038	/90	06/14/2016	07/08/2016	06/30/2016	07/08/2016	4.39
5785 - Alsco Inc	LREN1157694	000330	Paid by Check # 651038	/90	06/21/2016	07/08/2016	06/30/2016	07/08/2016	4.39
5785 - Alsco Inc	LREN1159874	000330	Paid by Check # 651038	/90	06/28/2016	07/08/2016	06/30/2016	07/08/2016	4.39
16322 - Plut Michael R	6-16 BOOTS	G'VILLE	Paid by Check # 651440	/90	06/26/2016	07/15/2016	06/30/2016	07/15/2016	89.99
16322 - Plut Michael R	6-16 PANTS	G'VILLE	Paid by Check # 651440	/90	06/26/2016	07/15/2016	06/30/2016	07/15/2016	94.96
Account 532.116 - Crack Seal Maintenance	Seal Maintenance			Account 532.028 - Uniforms Totals	028 - Unif	orms Totals	Invoice Transactions 6	sactions 6	\$202.51
5352 - Construction Sealants & Supply	R104457 LOST GARDNT	GARDNT	Paid by Check # 650526	/50	04/2016	05/04/2016 06/24/2016	06/24/2016	06/24/2016	146.07
			Account 53	Account 532.116 - Crack Seal Maintenance Totals	al Mainten	ance Totals	Invoice Transactions 1	sactions 1	\$146.07

Fund 610 - Gardnerville Town Department 926 - Other Public Works Account 562.000 - Capital Projects 7208 GVILLE 31525 - Bramco Construction Corp 92041 GVILLE 14825 - McGinley and Associates Inc 14338 GVILLE 12997 - Do Co Procurement Program 6-16 DALLAIRE GVILLE 14825 - McGinley and Associates Inc 14539 GVILLE 14825 - McGinley and Associates Inc 14539 GVILLE 5189 - R O Anderson Engineering Inc 37835 1393-019-16 5189 - R O Anderson Engineering Inc 37818 1393-018-16/GVILLE 5189 - R O Anderson Engineering Inc 37926 1393-018-16/GVILLE 5702 - Resource Concepts Inc 16-00744 16-169/GVILLE 2702 - Resource Concepts Inc 7-16 GVILLE/EARNEST 20313 - Ticor Title Co 7-16 GVILLE/EARNEST	Invoice No. Invoice Description Status He	Held Reason Invoice Date Due Date	Due Date	G/L Date Re	Received Date Payment Date Invoice Amount	Invoice Amount
pital Projects G'VILLE 92041 G'VILLE 14338 G'VILLE 7222 G'VILLE 6-16 DALLAIRE G'VILLE 92212 8939.000 14339 G'VILLE 14551 G'VILLE 37835 1393-019-16 37926 1393-018-16/G'VILLE 16-00744 16-169/G'VILLE 7-16 G'VILLE/EARNEST GILMAN/EZEL MONEY						
7208 GVILLE 92041 G'VILLE 14338 G'VILLE 7222 G'VILLE 6-16 DALLAIRE G'VILLE 92212 8939.000 14339 G'VILLE 14551 G'VILLE 37835 1393-019-16 37835 1393-018-16/G'VILLE 16-00744 16-169/G'VILLE 16-00744 16-169/G'VILLE 7-16 G'VILLE/EARNEST GILMAN/EZEL MONEY	ts					
92041 GVILLE 14338 G'VILLE 7222 GVILLE 6-16 DALLAIRE G'VILLE 92212 8939.000 14339 G'VILLE 14551 G'VILLE 37835 1393-019-16 37818 1393-018-16/G'VILLE 16-00744 16-169/G'VILLE 7-16 G'VILLE/EARNEST GILMAN/EZEL MONEY		06/10/2016	06/24/2016	06/24/2016	06/24/2016	832.17
14338 GVILLE 7222 G'VILLE 6-16 DALLAIRE G'VILLE 92212 8939.000 14339 G'VILLE 14551 G'VILLE 37835 1393-019-16 37926 1393-018-16/G'VILLE 16-00744 16-169/G'VILLE 7-16 G'VILLE/EARNEST GILMAN/EZEL MONEY		06/06/2016	06/24/2016	06/24/2016	06/24/2016	2,812.00
7222 GVILLE 6-16 DALLAIRE G'VILLE 92212 8939.000 14339 G'VILLE 14551 G'VILLE 37835 1393-019-16 37818 1393-018-16/G'VILLE 16-00744 16-169/G'VILLE 7-16 G'VILLE/EARNEST GILMAN/EZEL MONEY		05/31/2016	06/24/2016	06/24/2016	06/24/2016	1,760.00
6-16 DALLAIRE G'VILLE 92212 8939.000 14339 G'VILLE 14551 G'VILLE 37835 1393-019-16 37818 1393-018-16/G'VILLE 16-00744 16-169/G'VILLE 7-16 G'VILLE/EARNEST GILMAN/EZEL MONEY		07/07/2016	07/22/2016	06/30/2016	07/22/2016	832.17
92212 8939.000 14339 G'VILLE 14551 G'VILLE 37835 1393-019-16 37818 1393-018-16/G'VILLE 37926 1393-018-16/G'VILLE 16-00744 16-169/G'VILLE 7-16 G'VILLE/EARNEST GILMAN/EZEL MONEY	G'VILLE	06/27/2016	07/22/2016	06/30/2016	07/22/2016	126.84
14339 GVILLE 14551 G'VILLE 37835 1393-019-16 37818 1393-018-16/G'VILLE 37926 1393-018-16/G'VILLE 16-00744 16-169/G'VILLE 7-16 G'VILLE/EARNEST GILMAN/EZEL MONEY	8939.000	06/30/2016	07/15/2016	06/30/2016	07/15/2016	4,628.00
14551 GVILLE 37835 1393-019-16 37818 1393-018-16/G'VILLE 37926 1393-018-16/G'VILLE 16-00744 16-169/G'VILLE 7-16 G'VILLE/EARNEST GILMAN/EZEL MONEY	GVILLE	01/31/2016	06/30/2016	06/30/2016	06/30/2016	3,760.00
ing Inc 37835 1393-019-16 ing Inc 37926 1393-018-16/G'VILLE ing Inc 37926 1393-018-16/G'VILLE 16-00744 16-169/G'VILLE 7-16 G'VILLE/EARNEST GILMAN/EZEL MONEY		03/31/2016	06/30/2016	06/30/2016	06/30/2016	608.50
ing Inc 37818 1393-018-16/G'VILLE ing Inc 37926 1393-018-16/G'VILLE 16-00744 16-169/G'VILLE 7-16 G'VILLE/EARNEST GILMAN/EZEL MONEY	1393-019-16	05/23/2016	07/08/2016	06/30/2016	07/08/2016	3,750.00
ing Inc 37926 1393-018-16/G'VILLE 16-00744 16-169/G'VILLE 7-16 G'VILLE/EARNEST GILMAN/EZEL MONEY	1393-018-16/G'VILLE	05/23/2016	07/08/2016	06/30/2016	07/08/2016	1,140.00
16-00744 16-169/G'VILLE 7-16 G'VILLE/EARNEST GILMAN/EZEL MONEY	1393-018-16/G'VILLE	06/20/2016	07/22/2016	06/30/2016	07/22/2016	570.00
7-16 GVILLE/EARNEST GILMAN/EZEL MONEY	16-169/G'VILLE	06/20/2016	07/08/2016	06/30/2016	07/08/2016	1,078.75
	G'VILLE/EARNEST AN/EZEL MONEY	07/11/2016	07/22/2016	07/22/2016	07/22/2016	2,000.00
	Accc Departi	Account 562.000 - Capital Projects Totals Department 926 - Other Public Works Totals Fund 610 - Gardnerville Town Totals	ojects Totals Works Totals Town Totals	Invoice Invoice Invoice	Invoice Transactions 13 Invoice Transactions 49 Invoice Transactions 146	\$23,898.43 \$44,210.48 \$69,799.87



Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/I Date Received Date	Received Date Payment Date Tr	Invoice Amount
Fund 611 - Gardnerville Health & San Department 925 - Health & Sanitation Account 510.150 - Board Compensation	Compensation								
4288 - Higuera Lloyd W	7/16 BOARD	G'VILLE	Paid by Check		06/30/2016	07/08/2016	07/08/2016	07/08/2016	250.00
24008 - Jones Cassandra Esq	7/16 BOARD	G'VILLE	Paid by Check # 651159		06/30/2016	07/08/2016	07/08/2016	07/08/2016	250.00
28960 - Miller Kenneth	7/16 BOARD	G'VILLE	Paid by Check # 651172		06/30/2016	07/08/2016	07/08/2016	07/08/2016	250.00
2969 - Slater Linda	7-16 BOARD	G'VILLE	Paid by Check # 651235		06/30/2016	07/08/2016	07/08/2016	07/08/2016	250.00
Account F46 Account			Account 1	510.150 - Bo	Account 510.150 - Board Compensation Totals	sation Totals	Invoice Transactions 4	s 4	\$1,000.00
Account 316.1 - Contrac 21697 - Blue Ribbon Personnel Services	37720	653202	Paid by Check		06/17/2016	06/30/2016	06/30/2016	06/30/2016	407.00
21697 - Blue Ribbon Personnel Services	37850	653202	# 6507.02 Paid by Check # 651058		06/24/2016	07/08/2016	06/30/2016	07/08/2016	740.00
21697 - Blue Ribbon Personnel Services	37985	653202	Paid by Check		07/01/2016	07/15/2016	06/30/2016	07/15/2016	740.00
21697 - Blue Ribbon Personnel Services	38118	653202	Paid by Check # 651526		07/08/2016	07/22/2016	06/30/2016	07/22/2016	740.00
				unt 516.120	Account 516.120 - Contract Salaries Totals	laries Totals	Invoice Transactions 4	s 4	\$2,627.00
Account 520.055 - Telephone Expense	one Expense	10000 311110000	700 d		250075070	2100/100/20	7.500.70	0.000, 200, 700	
1309/ - Verizon vvireless	9/66336840	842011146-00001	# 650701		U6/U1/2016	06/24/2016	06/24/2016	06/24/2016	390.38
29103 - Frontier	782-7134 6/16	77578271340502795	Paid by Check # 650854		06/16/2016	06/30/2016	06/30/2016	06/30/2016	104.42
29103 - Frontier	782-3856 6/16	77578238560808025	Paid by Check # 650854		06/16/2016	06/30/2016	06/30/2016	06/30/2016	51.88
13097 - Verizon Wireless	9767975555	842011146-00001	Paid by Check # 651791		07/01/2016	07/22/2016	07/22/2016	07/22/2016	277.71
			3	t 520.055 - T	Account 520.055 - Telephone Expense Totals	pense Totals	Invoice Transactions 4	s 4	\$824.39
Account 5.0.000 - Postage/Po Box Rent 25294 - F P Mailing Solutions RI102379508	e/Po Box Rent RI102379508	600003046	Paid by Check		06/16/2016	06/30/2016	06/30/2016	06/30/2016	45.00
			# 650831	יים שט טני	(0) (0)		a city cooking T		445 00
Account 520.084 - Replacement & Repair	ement & Repair		Account a	20.000 - P03	Account 320.000 - Postage/ Po Box Rent Foldis	Kent Toldis	Invoice Transactions	1 8	\$45.00
12997 - Do Co Procurement Program	5-16 LOUTHAN	G'VILLE	Paid by Check # 650536		05/27/2016	06/24/2016	06/24/2016	06/24/2016	104.90
12997 - Do Co Procurement Program	5-16 PLUT	G'VILLE	Paid by Check # 650536		05/27/2016	06/24/2016	06/24/2016	06/24/2016	10.00
11985 - Ace Hardware	108640/1	1236	Paid by Check # 651276		06/15/2016	07/15/2016	06/30/2016	07/15/2016	24.95
11985 - Ace Hardware	108943/1	1236	Paid by Check # 651276	3-13	06/27/2016	07/15/2016	06/30/2016	07/15/2016	2.10

Vendor	Invoice No.	Invoice Description	Status Held Reason	son Invoice Date	Due Date	G/L Date Rece	Received Date Payment Date	Invoice Amount
Fund 611 - Gardnerville Health & San Department 925 - Health & Sanitation								
Account 520.084 - Replacement & Repair	ment & Repair							
7100 - Amrep Inc	283648	GAR050	Paid by Check # 651285	06/28/2016	07/15/2016	06/30/2016	07/15/2016	108.16
20845 - Clark Plumbing & Heating Co Inc	0000831484	0007133	Paid by Check # 651087	06/23/2016	07/08/2016	06/30/2016	07/08/2016	173.75
12198 - O'Reilly Auto Parts	3530-456519	1075650	Paid by Check # 651678	06/02/2016	07/22/2016	06/30/2016	07/22/2016	6.99
12198 - O'Reilly Auto Parts	3530-457637	1075650	Paid by Check # 651678	06/08/2016	07/22/2016	06/30/2016	07/22/2016	34.29
12198 - O'Reilly Auto Parts	3530-457726	1075650	Paid by Check # 651678	06/08/2016	07/22/2016	06/30/2016	07/22/2016	33.97
12198 - O'Reilly Auto Parts	3530-457995	1075650	Paid by Check # 651678	06/09/2016	07/22/2016	06/30/2016	07/22/2016	12.99
12198 - O'Reilly Auto Parts	3530-458558	1075650	Paid by Check # 651678	06/13/2016	07/22/2016	06/30/2016	07/22/2016	8.99
12198 - O'Reilly Auto Parts	3530-458572	1075650	# 651678	06/13/2016	07/22/2016	06/30/2016	07/22/2016	35.98
12198 - O'Reilly Auto Parts	3530-458592	1075650	Paid by Check # 651678	06/13/2016	07/22/2016	06/30/2016	07/22/2016	40.37
12198 - O'Reilly Auto Parts	3530-458614	1075650	# 651678	06/13/2016	07/22/2016	06/30/2016	07/22/2016	8.99
12198 - O'Reilly Auto Parts	3530-459719	1075650	# 551678 # 651678	06/19/2016	07/22/2016	06/30/2016	07/22/2016	86.6
12198 - O'Reilly Auto Parts	3530-459909	1075650	# 551578 # 651678	06/20/2016	07/22/2016	06/30/2016	07/22/2016	6.69
12198 - O'Reilly Auto Parts	3530-460146	1075650	# 551578 # 651678	06/21/2016	07/22/2016	06/30/2016	07/22/2016	54.99
12198 - O'Reilly Auto Parts	3530-460570	1075650	# 551678 # 651678	06/23/2016	07/22/2016	06/30/2016	07/22/2016	(79.47)
12198 - O'Reilly Auto Parts	3530-460669	1075650	# 551578 # 651678	06/24/2016	07/22/2016	06/30/2016	07/22/2016	8.99
12198 - O'Reilly Auto Parts	3530-461074	1075650	# 551578 # 651678	06/26/2016	07/22/2016	06/30/2016	07/22/2016	21.84
12198 - O'Reilly Auto Parts	3530-461289	1075650	# 551678 # 651678	06/27/2016	07/22/2016	06/30/2016	07/22/2016	94.95
12198 - O'Reilly Auto Parts	3530-458650	1075650	# 551578 # 651678	06/13/2016	07/22/2016	06/30/2016	07/22/2016	90.23
12198 - O'Reilly Auto Parts	3530-458854	1075650	Paid by Check	06/14/2016	07/22/2016	06/30/2016	07/22/2016	43.47
12198 - O'Reilly Auto Parts	3530-459268	1075650	# 651676 Paid by Check # 651678	06/16/2016	07/22/2016	06/30/2016	07/22/2016	39.47
12198 - O'Reilly Auto Parts	3530-459283	1075650	eck	06/16/2016	07/22/2016	06/30/2016	07/22/2016	8.99
2510 - Parts House	682913	4170	Paid by Check # 651438	06/16/2016	07/15/2016	06/30/2016	07/15/2016	30.24

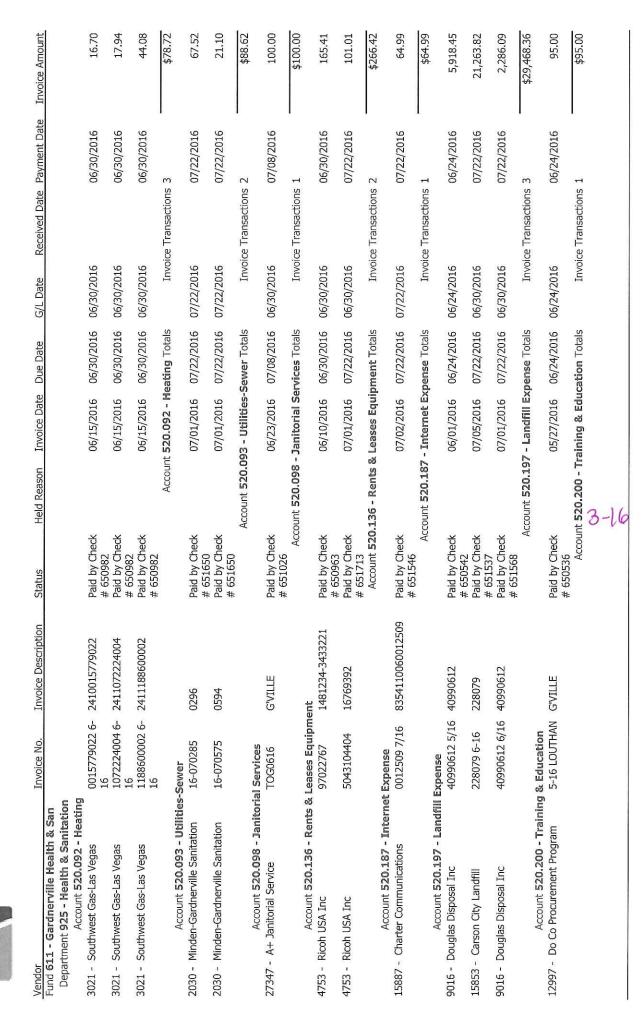
Fig. 12 Sanitation Facility Sanitation Facility Clark Facility C	Fund 611 - Gardnerville Health & San Department 925 - Health & Sanitation Account 520.084 - Replacem		The second contract of			-		מינים במינים במינים במינים	100000000000000000000000000000000000000
Section Sect	Department 925 - Health & Sanitation Account 520.084 - Replacem								
Separate & Repair	Account 520.084 - Replacement								
683243 4170	The second secon	ent & Repair							
683720 4170 Field by Check 66/21/2016 6/39/201		683243	4170	Paid by Check	06/17/2016	07/15/2016	06/30/2016	07/15/2016	7.52
Fig. 1989 Fig. 1980 Fig.	Parts House	683720	4170	# 031436 Paid by Check	06/21/2016	07/15/2016	06/30/2016	07/15/2016	16.87
584629 4170 Fad by Check 06/75/2016 07/15/2016				# 651438	000 111 000	0102/01/0	0107/00/00	0107/01/0	0.00
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7057026 365290		7057010	365290	# 021430 Paid by Check	06/03/2016	07/22/2016	06/30/2016	07/22/2016	209.58
7057026 365290 Paid by Check 06/03/2016 07/22/2016 06/39/2016 07/22/2016 07/2				# 651693	10 X	13 10			
7057627 365290 Faid by Check 6/08/2016 07/22		7057026	365290	Paid by Check	06/03/2016	07/22/2016	06/30/2016	07/22/2016	27,06
Fig. 10 Fig.	Peterbilt Truck Parts & Eq LLC	7057627	365290	Paid by Check	06/08/2016	07/22/2016	06/30/2016	07/22/2016	223.59
7058539 365290 Paid by Check 06/15/2016 07/22/2016 06/39/2016 07/22/2016 1 54436 365290 Paid by Check 06/18/2016 07/22/2016 06/39/2016 07/22/2016 07/22/2016 544645 365290 Paid by Check 06/13/2016 07/22/2016 06/39/2016 07/22/2016 07/22/2016 544645 365290 Paid by Check 06/13/2016 07/22/2016 06/39/2016 07/22/2016 07/22/2016 544645 365290 Paid by Check 06/13/2016 06/39/2016 06/39/2016 06/39/2016 07/12/2016 er 791804 6-16 791804 Paid by Check 06/25/2016 07/15/2016 06/39/2016 07/15/2016 Paid by Check 07/01/2016 07/15/2016 06/39/2016 07/15/2016 0				# 651693					
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C 544645 365290 Paid by Check 06/23/2016 07/22/2016 06/30/2016 07/22/2016 07/2	Peterbilt Truck Parts & Eq LLC	544436	365290	Paid by Check	06/18/2016	07/22/2016	06/30/2016	07/22/2016	39.13
217939 GVILLE	Peterbilt Truck Parts & Eq LLC	544645	365290	# 551533 Paid by Check # 651693	06/23/2016	07/22/2016	06/30/2016	07/22/2016	(37.59)
Owwer Factorint 520.084 - Replacement & Repair Totals Invoice Transactions 36 \$1,6 Paid by Check 640.01 6/16 Paid by Check 651359 06/35/2016 06/30/2016 07/15/2016 2 Feb. 01 6/16 690.01 6/16 690.01 6/16 690.01 6/16 690.01 6/16 07/15/2016 07/15/2016 07/15/2016 07/15/2016 1672 2 Paid by Check 70/10 07/01/2016 07/15/2016 07/15/2016 07/15/2016 07/15/2016 1672 2 Paid by Check 70/10 07/15/2016 07/15/2016 07/15/2016 07/15/2016 07/15/2016 1690 2 Paid by Check 70/10 07/15/2016 07/15/2016 07/15/2016 07/15/2016 07/15/2016 1703 2 Paid by Check 70/10 07/10/2016 07/15/2016 07/15/2016 07/15/2016 07/15/2016 1703 2 Paid by Check 70/10 07/15/2016 07/15/2016 07/15/2016 07/15/2016 07/15/2016 07/15/2016 07/15/2016 07/15/2016 07/15/2016 07/15/2016 07/15/2016 07/15/2016		217939	GVILLE	# 551013 # 651013	06/13/2016	06/30/2016	06/30/2016	06/30/2016	47.00
Paid by Check # 651424 Paid by Check # 651424 06/25/2016 07/15/2016 06/30/2016 07/15/2016 07/15/2016 2 Paid by Check 640.01 6/16 Paid by Check # 651359 Paid by Check # 651359 07/01/2016 07/15/2016				Account 520.084 - Re	placement & F	Repair Totals	Invoice Tr	ansactions 36	\$1,624.55
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1672 2 # 651359 Paid by Check # 651359 07/01/2016 07/15/2016 06/30/2016 07/15/2016 1690 2 Paid by Check # 651359 07/01/2016 07/15/2016 06/30/2016 07/15/2016 1703 2 Paid by Check # 651359 07/01/2016 07/15/2016 06/30/2016 07/15/2016 Account 520.090 - Water Totals Invoice Transactions 5 \$14	Gardnerville Water Company	590.01 6/16	690.01	# 021333 Paid by Check	07/01/2016	07/15/2016	06/30/2016	07/15/2016	84,30
# 651359 1690 2 Paid by Check 07/01/2016 07/15/2016 06/30/2016 07/15/2016 # 651359 1703 2 Paid by Check 07/01/2016 07/15/2016 06/30/2016 # 651359 Account 520.090 - Water Totals Invoice Transactions 5 \$14		1672	2	# 651359 Paid by Check	07/01/2016	07/15/2016	06/30/2016	07/15/2016	3 84
1690 2 Paid by Check 07/01/2016 06/30/2016 07/15/2016			ļ	# 651359	1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	0101/00/00	0101/01/10	9 5
1703 2 Paid by Check 07/01/2016 07/15/2016 06/30/2016 07/15/2016		1690	2	Paid by Check	07/01/2016	07/15/2016	06/30/2016	07/15/2016	6,84
Account 520.090 - Water Totals Invoice Transactions 5		1703	2	# 031333 Paid by Check # 651359	07/01/2016	07/15/2016	06/30/2016	07/15/2016	6.16
					unt 520.090 - 1	Water Totals	Invoice Tr		\$145,74



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Accounts Payable by G/L Distribution Report

G/L Date Range 06/24/16 - 07/25/16



Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date Rec	Received Date Payment Date		Invoice Amount
Fund 611 - Gardnerville Health & San Department 925 - Health & Sanitation Account 521.135 - Legal-Collection Cost	ollection Cost	ą								
2549 - Dallaire Tom-Petty Cash	6-16 G'VILLE2	PETTY CASH	Paid by Check # 650801	J	06/24/2016	06/30/2016	06/30/2016	06/30/2016	/2016	28.00
Account 532,003 - Gas & Oil			Account	Account 521.135 - Legal-Collection Cost Totals	al-Collection	Cost Totals	Invoice T	Invoice Transactions 1	ļ	\$28.00
3814 - Flyers Energy LLC	CFS1243669	8308	Paid by Check # 650840		06/15/2016	06/30/2016	06/30/2016	06/30/2016	/2016	1,059.70
3814 - Flyers Energy LLC	CFS1253533	8308	Paid by Check	J	06/30/2016	07/22/2016	06/30/2016	07/22/2016	/2016	1,021.20
Account 532.028 - Uniforms	S			Account 53	Account 532,003 - Gas & Oil Totals	& Oil Totals	Invoice T	Invoice Transactions 2	l	\$2,080.90
5785 - Alsco Inc	LREN1153348	000330	Paid by Check		06/07/2016	07/08/2016	06/30/2016	07/08/2016	/2016	4,39
5785 - Alsco Inc	LREN1155469	000330	Paid by Check	0	06/14/2016	07/08/2016	06/30/2016	07/08/2016	/2016	4.39
5785 - Alsco Inc	LREN1157694	000330	Paid by Check # 651038	O	06/21/2016	07/08/2016	06/30/2016	07/08/2016	/2016	4.39
5785 - Alsco Inc	LREN1159874	000330	Paid by Check	U	06/28/2016	07/08/2016	06/30/2016	07/08/2016	72016	4,39
16322 - Plut Michael R	6-16 BOOTS	G'VILLE	Paid by Check	J	06/26/2016	07/15/2016	06/30/2016	07/15/2016	72016	89.99
16322 - Plut Michael R	6-16 PANTS	G'VILLE	# COLTATO Paid by Check # 651440		06/26/2016	07/15/2016	06/30/2016	07/15/2016	,2016	94.96
Account 532 056 - Subscriptions	ntions		1	Account 53	Account 532,028 - Uniforms Totals	orms Totals	Invoice T	Invoice Transactions 6	J.	\$202.51
2667 - Record Courier	7034794 16-17	7034794/G'VILLE	Paid by Check	U	06/20/2016	07/15/2016	07/15/2016	07/15/2016	,2016	29.90
200 CCT 4-11-200	1		_	Account 532.056 - Subscriptions Totals	66 - Subscrip	tions Totals	Invoice T	Invoice Transactions 1		\$29.90
Account 335,000 - Office 3u 12997 - Do Co Procurement Program	5-16 LOUTHAN	G'VILLE	Paid by Check # 650536	J	05/27/2016	06/24/2016	06/24/2016	06/24/2016	2016	216.72
12997 - Do Co Procurement Program	5-16 NTCHOLSON	G'VILLE	Paid by Check	J	05/27/2016	06/24/2016	06/24/2016	06/24/2016	,2016	40.00
12997 - Do Co Procurement Program	6-16 LOUTHAN	G'VILLE	# 020330 Paid by Check # 651561	0	06/27/2016	07/22/2016	06/30/2016	07/22/2016	,2016	67.58
8479 - Tahoe Supply Co	620625	TOWNGV	Paid by Check # 651243	U	06/23/2016	07/08/2016	06/30/2016	07/08/2016	,2016	30.00
				Account 533.800 - Office Supplies Totals	- Office Sup	plies Totals	Invoice	Invoice Transactions 4	Į	\$354.30
				3-17						

Vendor	Invoice No.	Invoice No. Invoice Description	Status	Held Reason Inv	voice Date	Oue Date	G/L Date	Held Reason Invoice Date Date G/L Date Received Date Payment Date Invoice Amount	Invoice Amount
Fund 611 - Gardnerville Health & San									
Department 925 - Health & Sanitation									
Account 533.806 - Software	92								
12997 - Do Co Procurement Program	6-16 DALLAIRE G'VILLE	G'VILLE	Paid by Check	90	06/27/2016	07/22/2016	06/30/2016	07/22/2016	619.37
			# 651561						
16648 - E Squared C Inc	43769	G'VILLE	Paid by Check	/20	7/01/2016 07/22/2016		07/22/2016	07/22/2016	37.50
			# 651570					2	
				Account 533.806 - Software Totals	.806 - Softu	vare Totals	Invoic	Invoice Transactions 2	\$656.87
			Depa	Department 925 - Health & Sanitation Totals	th & Sanita	tion Totals	Invoic	Invoice Transactions 84	\$39,998.32
			Fund	Fund 611 - Gardnerville Health & San Totals	le Health &	San Totals	Invoic	Invoice Transactions 84	\$39,998.32

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Accounts Payable by G/L Distribution Report

G/L Date Range 06/24/16 - 07/25/16

\$34,780.25 \$34,780.25 \$34,780.25 \$144,578.44 34,780.25 Received Date Payment Date Invoice Amount 07/15/2016 Invoice Transactions 1 Invoice Transactions 1 Invoice Transactions 231 Invoice Transactions 1 06/29/2016 07/15/2016 06/30/2016 G/L Date **Grand Totals** Department 730 - G'ville Ad Val Cap Proj Totals Fund 614 - G'ville Ad Val Cap Proj Totals Account 564.700 - Motor Vehicles Totals Invoice Date Due Date Held Reason Paid by Check # 651314 Status Invoice Description G'VILLE Invoice No. Account 564.700 - Motor Vehicles Department 730 - G'ville Ad Val Cap Proj Fund 614 - G'ville Ad Val Cap Proj 3668 - Carson Dodge-Chrysler Inc * = Prior Fiscal Year Activity



Gardnerville Town Board AGENDA ACTION SHEET



1. For Possible Action: Approve park use application for Main Street Gardnerville's Annual Volunteer and Business Recognition event changed from 7/17/16 to 9/18/16. 2. Recommended Motion: Approve on consent. Funds Available:

Yes ☑ N/A 3. Department: Administration 4. Prepared by: **Tom Dallaire** 5. Meeting Date: August 2, 2016 **Time Requested:** N/A 6. Agenda: Consent **☑** Administrative **Background Information**: See attached. 7. Other Agency Review of Action: Douglas County ₩ N/A 8. Board Action: ☐ Approved with Modifications ☐ Approved

☐ Continued

□ Denied



Park Use/Street Closure/Special Event Application Reservation Form/Release of Liability/Indemnification Agreement 1407 US Highway 395 N - Gardnerville, Nevada 89410 (775) 782-7134 Phone (775) 782-7135 Fax

Date of Application (must be submitted 10 business days prior to event): 3/28/16	
Organization: Main Street Gardnerville Corpor (If a corporation, a copy of the Articles of Incorporation must be attached)	ation: YesNo
(If a corporation, a copy of the Articles of Incorporation must be attached)	
Contact Person: Paula Lochridge email: PLochridge@M	ainStreetGardnerville.org
Home/Cell Phone: 775-691-6357 Business Phone: 775-782-8027 F	_{Fax:} 775-782-7135
Mailing Address: 1407 Hwy 395 N, Gardnerville, NV 89410	
(If corporation, attach home or business phone and addresses of president, vice-presi	dent and secretary)
Requesting: Heritage Park Is request for <u>exclusive</u> use of park: If Heritage Park but not exclusive use, describe which area of park is being requested: Pavilion Side and surrounding lawn area.	
Requesting: Street Closure Street(s) proposing to be closed:	э этрэхгээ этрэх
(US Hwy 395, SR75, and streets closed at intersections of US Hwy 395 require NDOT Waterloo, Toler, Elges, Grant, Stodick, and Muller require County permission) Requesting: Other Location of Event/Activities (if other	•
(Submit letter of property owner's permission if event is to be held on private property	v)
Name and description of event, concessions, fund-raiser, etc.:	
Event date(s): Sunday, 7/17/16 Event hours (including set up & tear dow	n):
This event is: Non-Profit: For Profit: Closed to Public: Open to	o Public ^e
(Non-profit organizations must submit IRS 501c letter with application)	or done
If non-profit event, describe who benefits from proceeds of event:	
We're inviting our program's volunteers and stakeholders to a picnic in the park to support.	thank them for their
1 of 3	revised 4/14

Number of patrons, customers, spectators, participants, etc. expected to attend on each day of the event: around 100 (Douglas County Outdoor Festival Permit is required if more than 500 attendees expected on any day of event) Event Insurance Carrier, National Trust Insurance Services, LLC./Maury, Phone (410) 547-3267 (Certificate of Insurance must be attached to this application and must name the Town of Gardnerville as additional insured, and date and location of the event - see Special Event Policy for policy limits) Is a fee charged to attend the event: Is a fee charged to attend the event: Yes No If yes, Health Permit # Will alcohol be sold or served: Yes No If yes, Health Permit # Will alcohol be sold or served: Yes No If yes, Health Permit # Will you have tents, canopies, bounce houses, dance floors, etc.? Yes No If yes, specify quantity, dimensions, etc: We are still in the planning stages and am not sure if alcohol will be served and we're looking into someone. To cater the event, so we will ensure they have the appropriate permit. Unknown at this time how many tents will be used but can keep the town updated once plans are finalized. (Stakes are not permitted for use in securing tents, etc.; bounce houses, dance floors or tents larger than 20'x20' may be subject to additional security deposits and/or insurance coverage) Clean-up/Sanitation/Garbage Plan: Volunteers/Staff will do the clean up. We will coordinate garbage plan with the town. (Groups of 50 or more are require to pay a minimum of one \$25 dumpster service fee; park restrooms accommodate a muximum of 100 people, one port-a-potty is required for every 100 people over 100) Water and Sanitation Plan if food sold or consumed during event: We'll coordinate use of the water coupler with the town. (Town's vater coupler is available if you use hoses for water) Other Town services, if required: Assistance requested for use of possible sound system. (Electrical outlets, pa vilion lighting, etc.) Event Parking Area; Around park an	
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(Certificate of Insurance must be attached to this application and must name the Town of Gardnerville as additional insured, and date and location of the event - see Special Event Policy for policy limits) Is a fee charged to attend the event: Yes No Is fives, Health Permit # Liquor licenses/permits may be required Will alcohol be sold or served: Yes No Is fives, Health Permit # Liquor licenses/permits may be required Will alcohol be sold or served: Yes No No Is fives, Health Permit # Liquor licenses/permits may be required Will there be band or amplified music: Yes No No Is fives, Health Permit # Liquor licenses/permits may be required Will there be band or amplified music: Yes No No Is fives, Health Permit # Liquor licenses/permits may be required Will the planning in the planning stages and am not sure if alcohol will be served and we're looking into someone to cater the event, so we will ensure they have the appropriate permit. Unknown at this time how many tents will be used but can keep the town updated once plans are finalized. (Stakes are not permitted for use in securing tents, etc.; bounce houses, dance floors or tents larger than 20'x20' may be subject to additional security deposits and/or insurance coverage) Clean-up/Sanitation/Garbage Plan: Volunteers/Staff will do the clean up. We will coordinate garbage plan with the town. (Groups of 50 or more are require to pay a minimum of one \$25 dumpster service fee; park restrooms accommodate a maximum of 100 people, one port-a-potty is required for every 100 people over 100) Water and Sanitation Plan if food sold or consumed during event: We'll coordinate use of tho water coupler with the town. (Town's water coupler is a vailable if you use hoses for water) Other Town services, if required: Assistance requested for use of possible sound system. (Electrical outlets, pavilion lighting, etc.) Event Parking Area. Around park and on side streets. (Event cannot block driveways of private residences around park. Please note that dirt lot east	(Douglas County Outdoor Festival Permit is required if more than 500 attendees expected on any day of event)
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Is a fee charged to attend the event: YesNo	(Certificate of Insurance must be attached to this application and must name the Town of Gardnerville as
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Will alcohol be sold or served: Yes No Liquor licenses/permits may be required Will there be band or amplified music: Yes No	Is a fee charged to attend the event: YesNo
Will there be band or amplified music: Yes No	
Will you have tents, canopies, bounce houses, dance floors, etc.? Yes No	
If yes, specify quantity, dimensions, etc: We are still in the planning stages and am not sure if alcohol will be served and we're looking into someone to cater the event, so we will ensure they have the appropriate permit. Unknown at this time how many tents will be used but can keep the town updated once plans are finalized. (Stakes are not permitted for use in securing tents, etc.; bounce houses, dance floors or tents larger than 20'x20' may be subject to additional security deposits and/or insurance coverage) Clean-up/Sanitation/Garbage Plan: Volunteers/Staff will do the clean up. We will coordinate garbage plan with the town. (Groups of 50 or more are require to pay a minimum of one \$25 dumpster service fee; park restrooms accommodate a maximum of 100 people, one port-a-potty is required for every 100 people over 100) Water and Sanitation Plan if food sold or consumed during event: We'll coordinate use of the water coupler with the town. (Town's water coupler is a vailable if you use hoses for water) Other Town services, if required: Assistance requested for use of possible sound system. (Electrical outlets, pavilion lighting, etc.) Event Parking Area; Around park and on side streets. (Event cannot block driveways of private residences around park. Please note that dirt lot east of Heritage Park is private property and may not be used for parking unless a letter of owner's permission is submitted) Fire/Emergency Medical Services Plan: We will coordinate with EF Fire Dept once plans are finalized. (Submit East Fork Fire Protection District authorization and approval)	Will you have tents, canopies, bounce houses, dance floors, etc.? Yes
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n/a	Security Plan if overnight use of Town facilities planned:
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(Submit Douglas County Sheriff's Office authorization and approval)

Event Layout: All applicants <u>MUST</u> provide a drawing(s) clearly showing event area(s), streets requested for closure, booth spaces, etc. If requesting use of Heritage Park, a Town furnished template will be provided indicating utility lines and other event constraints.

A co	py of the	approved	form	MUST	be	at the	e event
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WAIVER OF LIABILITY

The UNDERSIGNED, for himself/herself and on behalf of the above named Applicant Organization or Business, does hereby agree to protect, indemnify, save and keep harmless, the Town of Gardnerville, its elected and appointed officials, employees and volunteers and others working on behalf of the Town of Gardnerville, and Douglas County, Nevada, from any and all claims, demands, suits or loss, including all costs connected therewith, including but not limited to reasonable attorney's fees, administrative costs, and court costs and for any damages which may be asserted, claimed or recovered against or from the Town of Gardnerville, its elected and appointed officials, employees, volunteers or others working on behalf of the Town of Gardnerville, by reason of personal injury, including but not limited to bodily injury or death, and/or property damage, including loss of use thereof, which arise out of or is in any way connected or associated with this Reservation Form and Release of Liability and Indemnification Agreement.

I do hereby certify that, in representation of the above-named Applicant Organization or Business, I have received a copy of the Town's Park Use and Reservation Policy and the Town's Street Closure/Special Events Policy, that I have read those policies, and that the above-named Applicant Organization or Business will observe all rules and regulations contained therein, including any conditions of approval of the Town Board, and any other conditions and/or requirements that may be set forth by Douglas County, Nevada.

Authorized Representative(s) of Applicant:	

eSigned via SanmlaurDoce.com			
Paula Lochridge	Paula Lochridge	3/28/16	
Signature	Printed Name	Date	

(If applicant is a corporation, must include signature of president, vice-president, and secretary of corporation)

(Town Office Use Only)

Heritage Park: Usage \$25/hr (\$300/day max) Paid \$

Date:

revised 4/14

3 of 3

(Submit Douglas County Sheriff's Office authorization and approval)

Event Layout: All applicants <u>MUST</u> provide a drawing(s) clearly showing event area(s), streets requested for closure, booth spaces, etc. If requesting use of Heritage Park, a Town furnished template will be provided indicating utility lines and other event constraints.

A copy of the approved form MUST be at the event

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Gardnerville Town Board AGENDA ACTION SHEET



1.	Not For Possible Action: Discussion on the Main Street Program Manager's Monthly Report of activities for July 2016.
2.	Recommended Motion: Receive and file a. Funds Available: Yes N/A
3.	Department: Administration
4.	Prepared by: Paula Lochridge
5.	Meeting Date: August 2, 2016 Time Requested: 30 minutes
6.	Agenda: ☐ Consent ☐ Administrative
7.	Background Information Tom Dallaire and I will do a brief presentation regarding ou attendance at the National Main Street America Conference in May.
8.	Other Agency Review of Action: □Douglas County □ N/A
9.	Board Action:
	Approved



Main Street Gardnerville's Program Manager Report August 2, 2016

• We've been invited to do a presentation to the Sertoma Club at the COD Casino on Aug 12th at 7 am. The main focus will be on our program and volunteering.

• Organization Committee Efforts:

- Will be determining next steps for trying to get a state program. The National Main Street America E-Newsletter offered some great information on advocacy and lobbying. I've included it with my report.
- Membership renewal letters have gone out... the Organization Committee will follow up on any that have yet to be renewed. They will also partner with the District Vitality Committee to establish a "membership drive" to gain more support from other businesses within the district that currently are not members.
- With the rescheduling of the "Picnic in the Park" event for our volunteers and business
 members, this committee will be reaching out to businesses personally to encourage their
 attendance.
- o Will be working on a sponsorship launch plan for late summer/early fall.
 - Tom Dallaire, Meredith Fischer and I met with representatives from US Bank to discuss potential partnership/sponsorship opportunities.
 - I'll be meeting with a representative for the United Federal Credit Union to discuss way they can support our program.

Promotion Committee Efforts:

- o Evaluating past events (The Great Race and the Freedom 5 K).
- o Focusing on the wine walks and the upcoming Harvest Festival and Coffin Races.
 - Received a \$1,000 sponsorship from Carson Valley Medical Center's Vitality for Life Program for the Slaughterhouse Lane Coffin Races.

• Design Committee Efforts:

- o Have two more benches on order. One will be placed at the Record Courier Center and the other at a location yet to be determined.
- A member from the committee will be focusing her efforts on the Sidewalk Gallery and will work with her contacts to improve the appearance of the door/2 windows which face the intersection of Hwy 395 and Eddy Street.

- The Flower Sub-Committee is focusing on getting the remaining "unsponsored" flower baskets and adopt-a-pots "sponsored".
- o The Heritage Park Gardens Sub-Committee will have a booth at a few of the upcoming area farmer's markets.

• District Vitality Committee Efforts:

- O Working on finalizing plans for their "Fall in Love with the District" event in September. They are working on developing relationships with the property managers/owners/real estate agents who have vacant buildings in our district to try and get their support for these tours. Would like to also get information about the rent for these buildings, estimated utility costs, any special features etc., that can be put on a take-away 1-sheet for people interested in renting the building. From our meeting mentioned above, US Bank offered to participate in this event.
- Putting a plan in place on creating more informative and attractive welcome packets for new businesses in the district.
- We have another loan paid off from our Revolving Loan Fund... the plan is to re-launch it. We'll also be looking into the possibility of using the money for matching grants.
- Tom and I will do a presentation focusing on the National Main Street American Conference we attended in May.
 - o I've included notes from Meredith Fischer, who attended the conference with us.



Developing a Strong Main Street Advocacy Program to Drive Your Organization to Legislative Success

By Amy M Barnhart, New Mexico Main Street Program Associate | From Main Street Story of the Week | July 21, 2016 |



Former NMCMSC President Francis Bee of Gallup addresses the crowd at the MainStreet in New Mexico Day at the New Mexico State Capitol Rotunda

As Main Street practitioners, our work is constantly impacted by decisions made by governing bodies at the local, state and federal level. These decisions can impact our organizations' funding and projects, as well as policies that can either support or hinder our work in historic preservation and economic revitalization. It is important that when faced with legislation or decisions that can negatively impact our work, we are able to advocate on behalf of our Main Street organizations' priorities.



In 2004, local Main Street organizations in New Mexico banded together when funding to the state coordinating program was threatened. Their initial successful advocacy efforts led to the forming of a formal 501(c)(6) non-profit organization, the New Mexico Coalition of MainStreet Communities (NMCMSC). For the last 12 years, the Coalition has successfully advocated at the state legislative level on behalf of issues

impacting the local Main Street organizations throughout the state. On an annual basis, the NMCMSC advocates for maintaining the budget of the state coordinating program to ensure the local organizations continue to receive valuable services and support. Additionally, it advocates for public infrastructure funds to be allocated to the New Mexico MainStreet program, and disbursed, via a grant application process, to local programs for infrastructure improvements in the Main Street districts. And finally, the Coalition will, from time to time, drive specific legislation in partnership with the state government, other partner organizations or will craft and advocate for its own legislation.

Keep reading for information on engaging in advocacy on behalf of your Main Street program, and examples from the NMCMSC on how they have achieved success throughout the years.

Why should we advocate

Our elected officials represent us and our fellow constituents. However, depending on the state, your legislators may also work a full-time job in addition to holding their elected position. We can't expect them to be experts on everything, and if they are not familiar with the Main Street program, it is up to you to educate them. Most will appreciate the knowledge you are able to share, as well as your real world examples demonstrating your program's impact. And don't forget, if they aren't familiar with your program, it will most likely be forgotten when it comes time to make decisions that impact it. This is true at the city, county, state and federal level.

How we build a coalition

Oftentimes, as was the case with the NMCMSC, a coalition might form in reaction to a threat from another group, a piece of legislation that will have a negative impact to your organization's work, or to save the program's budget. Building a coalition prior to a threat, will put you in a better position to address the threat and activate your membership. In the case of the Main Street program, a network of organizations throughout the state with a common goal already exists, and can work together to advocate for their needs at the state-level of government.

The NMCMSC formed a 501(c)(6) non-profit organization, whose dues-paying membership is made up of the state-wide Main Street 501(c)(3) non-profit organizations. The board is made up of representatives of Main Street organizations from all over the state, ideally representing different geographical regions, as New Mexico residents, culture and economy vary from region to region.

The IRS does not restrict lobbying efforts of 501(c)(6) organizations in the same way it does that of 501(c)(3)s, so this creates more flexibility as far as advocacy and lobbying activities. Click here for more information.

Don't forget that there are other organizations in your state that might be ideal partners for your coalition—community development and historic preservation organizations—and may have some of the same issues as your Main Street coalition and would be willing advocate with the legislature.

When to begin advocacy efforts

Ideally advocacy efforts would begin well before the start of the legislative session. You might begin advocacy efforts during the election campaign, meeting with all the candidates to educate them about your program, while also making sure to keep your organization and its representatives firmly out of the campaign process. Regardless, you should make every effort to meet with your legislators prior to the start of the legislative session. Once the session begins, their time will be limited, and it is unlikely they will be able to give your issue or program the time and attention that it deserves. Keeping your elected officials in the loop as to your projects and activities on a regular basis throughout the year ensures that when you need their support on an issue, they will already have a base knowledge of your program and its efforts.

Whom to target with advocacy efforts

The elected officials that represent your district, whether it is at the city, county, state or federal level, are obvious targets of your advocacy efforts. But keep in mind that legislation will need to first pass through several committees (depending upon which level of government you are working with), before it makes its way to the floor of either the House or the Senate for a vote. It is possible that your legislators may not be sitting on those committees. In that case, you will need to reach out to other members of the committee. This will require doing some homework on the legislators, and determining which will be open to supporting your bill. Alternatively, if you have formed a coalition with the other communities in your state, the Main Street programs with elected officials on each committee, can contact their legislators as the bill moves through the committees.

The NMCMSC develops a spreadsheet listing the legislators that represent each Main Street program in the state and highlights those that serve on key committees, so the local programs know who to contact depending upon which committee the bill is currently sitting with.

How we develop our message

When preparing to ask a business to sponsor an event or donate to a project, we usually prepare by developing a clear and to the point pitch, specific examples of how our work has impacted the community, and have a defined message we want to relay. The same goes for speaking with legislators and other elected officials. We want to make a good impression and respect the time they are willing to give us, so being prepared and articulate can only improve your chances of success. Legislators want to hear from their constituents about what is happening in their district. Be prepared to share specific information about the impact your work is having in their district. Remember that you will most likely have several different audiences, so you should develop messages for each audience.

Also, prepare yourself for a refusal, or an opinion that might not be in line with that of your organization. Know what the opposition will be arguing. You will definitely encounter this at some point in your advocacy efforts. Just remember to be respectful and thank the legislator for their time. Keep them in the loop and continue efforts to educate them as to the importance of

your organization's work. You never know when your priorities might align, or you may finally sway them to support your efforts.



New Mexico Coalition of MainStreet Communities Board from left to right: Michael Bulloch, Farmington; Sandy Rassmussen, Corrales; Lisa Pelligrino-Spears, Clovis; Tabatha Lawson, Lovington; Bianca Mitchell, Grants; Brenda Ferri, Raton; and Gail Houser, Tucumcari.

How to engage in advocacy with our elected officials

As mentioned prior, the engagement process with elected officials should begin well before the start of the legislative session, and in a variety of ways. Ideally, you begin engaging with them prior to asking them for something.

Pre-Session Meetings

Meeting one-on-one with a legislator prior to the start of the session should enable you to receive (ideally) their undivided attention and begin building a relationship. Members of the NMCMSC have seen success with inviting their legislators for coffee several times a year—just a 30-minute commitment in an informal setting.

Invitations to special events, activities and community meetings

Getting your legislators to one of your events or activities allows them to see you and your organization's work in action. In particular, you should invite them to ribbon cuttings or grand openings that they can use as photo ops or as demonstrations of the good work they are doing in the legislature.

Phone calls

If you call your legislator prior to the start of the session, you have a good chance of having a phone conversation with them. If you call during the session, you will most likely reach a secretary or other staffer. If this happens, make sure to leave your name, organization's name, city and what you are requesting of them. Believe it or not, those messages will be relayed to your legislator, and while you may not receive a return phone call, if they hear from enough constituents on the same issue, it can impact their actions.

Letters/emails

If you are sending a physical letter, send it either prior to the start of the session, or hand deliver it to their capitol office. Dropping it into the mail during the session, when every day counts, will probably be ineffective. An email will be received immediately, and can have a similar impact as the phone calls, if enough are received on the same issue. The NMCMSC utilizes an email list serve to alert its membership when bills are in certain committees or when they are up for vote, to let them know when they need to use immediate action with regard to contacting their legislators either by email or phone.

Committee testimony

During the summer, legislative interim committees being meeting. These committees can make recommendations on the state coordinating program budget or vote to support certain legislative initiatives. The NMCMSC uses this opportunity to request time to present before the committee, particularly if it is meeting in a Main Street community. You can highlight the successes of the local program, while also educating the legislators as to the needs of the state-wide network. Once the legislature moves into its regular session, the session committees may seek testimony in support of legislation that impacts your program as well, so be prepared.

Advocacy materials

The NMCMSC utilizes a variety of advocacy materials, depending upon the situation. Annually, they develop a two-sided brochure laying out the legislative initiatives, and economic impact statistics, which can be handed to a legislator in a meeting, or left at their office with a staff person. The NMCMSC members visit their legislators offices during the legislative session, and leave not only the brochure, but a thank you note attached to a small bag of cookies or candy, as well as a New Mexico MainStreet pin. Often time the office staff person enjoys the treats, and remembers (and appreciates) your efforts, which can help get your message passed along to your legislator. Using the initial information from the brochure, you can expand upon it and create a one-page document. And finally, creating a website allows you to provide even more information on your legislative issues and programs, and can be updated on a regular basis.

Remember that advocacy never ends. Build advocacy efforts into your annual work plan to begin building relationships with your elected officials. There may come a time in which you need to call upon them for their support, and this will put you in a prime position for success.

Amy M. Barnhart has been a Program Associate with the New Mexico MainStreet program since July 2013, providing organizational support to local MainStreet organizations, Arts & Cultural Districts and Frontier Communities across the state. For three years prior to this, she was the executive director of Carlsbad MainStreet, a Main Street America Accredited program in southeast New Mexico. During that time Amy served as an officer of the New Mexico Coalition of Main Street Communities. She has a passion for helping communities utilize their assets to achieve success in revitalizing their historic commercial districts and transforming their communities as a whole.

Advocacy/lobbying and 501(c)(3) organizations

The Merriam-Webster online dictionary defines advocacy as "the act or process of supporting a cause or proposal."

Using the same dictionary, lobbying is defined as "to conduct activities aimed at influencing public officials and especially members of a legislative body on Even without reading the definitions, we instinctively see advocacy as "good" and lobbying as "bad", but 501(c)(3) organizations are able to engage in both, with limitations, according to the IRS.

district businesses to contact your legislators to support a particular bill would fall Educating your elected officials about your program and it positive impacts would solidly fall under the advocacy umbrella; while sending out an email asking your under lobbying.

501(c)(4) and 501(c)(6) organizations abide by a different set of rules and have organization is able to engage in without putting its tax-exempt status at risk. By visiting the IRS <u>website</u>, you can determine how much lobbying work your more freedom, so visit the IRS website to learn more as well.

Ways to engage with your elected officials

- One-on-one meetings
- Invitations to special events, activities, community meetings
- Phone calls
- Letters/emails
- Committee testimony
- Printed materials
- Online resources

Tracking legislation

- work is key to successfully advocating with your Tracking bills that can impact your Main Street legislators.
- Most states provide bill trackers on their website.
- coalition, and then alerting the membership when Designating an individual to track the bills for the action is needed, provides an effective way to activate the network.

Advocacy resource

- The National Council on Aging provides some great information and tips for advocacy.
 - rules and regulations, as well as other information Click here for information on non-profit advocacy such as harnessing the power of your stories

Main Street Gardnerville's 2nd Annual

SLAUGHTERHOUSE LANE COFFIN RACES

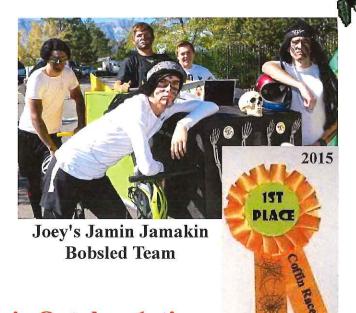




Sign up your "Coffin Team"

Now





Registration Deadline is October 1st!

Visit our Calendar on MainStreetGardnerville.org or the MSG Office at 1407 Hwy 395 N for Registration Information

Main Street Gardnerville

Ph: 775.782.8027

1407 Hwy 395 N, Gardnerville, NV 89410

Fax: 775.782.7135

www.MainStreetGardnerville.org

Info@MainStreetGardnerville.org

Main Street Gardnerville is a 501c6 non-profit corporation & an equal opportunity provider and employer.

Main Street National Convention Notes (Meredith Fishcer, MSG Board Member)

Course: Can Small Towns Be Cool?

Noteworthy:

Vibrant communities stem from vibrant downtowns

5 Things that Build Vibrant Downtowns:

Entrepreneurship

Development system

What can we offer them to make them successful? Prop people up and give them every chance for success.

Example: Fairfield, IA (go to website for example)

They celebrate entrepreneurs with a Wall of Fame at the High School and an entrepreneur corner .

They also offer and extensive mentoring for entrepreneurs (mentoring eco-system)

Entrepreneurship resulted in 3000 new jobs.

They also offer an entrepreneur relocation program.

What can we do to grow entrepreneurs in our community?

Marion, Virginia Small business boot camp \$5000 grant

Ord,NE

Nebraska Community Foundation

Wealth Transfer plan that built a \$15 mil. Endowment

Westphalia, Michigan

Student run business filled an empty storefront.

Dubuque, Iowa

Internship Academy

Freshman: Shadow opportunity

Sophomore: Mentoring

Junior/Senior: Full Internship.

The next 5 years can define the next 50. Change the narrative of the community; Why Gardnerville, why not?

Changing the narrative is important because people move in the direction of their discussions.

Partnerships

Partnering with the High School (Service clubs)

Pair Students with businesses for learning opportunities

Student groups helping with setup of MSG events

Student voices/suggestions-encourage students to become invested in their community

High School entrepreneurship competition hosted during a vacancy tour

Student photography competition to take photos of what they like and dislike in the town.

Student scholarship

Student volunteer of the year

Teen ambassador that reports to the Board and recruits student volunteers.

Engage, Inspire, Thrive

Peer-Mentor Networks to assist entrepreneurs and business people in town or coming to the area to help with some of the uncertainties, information, etc.

Tracking Survey

Find out what people would like to see in town.

Community Comment Box: Letters to Main Street Gardnerville Idea boards at Main Street Gardnerville events that allow the community to provide feedback.

I.E. future wine walk themes or event suggestions.

Placemaking:

Temporarily trying things to see whether or not they "take" on vacant lots i.e. pocket parks, stages, yard games

Making a Memorable Main Street- John Schallert

Full notes www.johnschallert.com/ms

Destination Downtown-You can be whatever you want, wherever you are.

Look for high impact-low energy solutions to create more buzz about your area.

Never confuse activity with productivity

Victories lead to momentum

Change your day, not your life by Andy Core

Food for thought: Cabela's started in a basement of a furniture store selling fishing flys. Now they are an \$8.9 billion business

Unique Positioning Statement

How is your business superior from other businesses or in this case, how is our district Community Re-invention program

Build it one business at a time

Vacant Storefronts:

Windows of opportunity

Get peoples attention

Get them engaged- develop an emotional connection

Give them information

Building/leasing info

Community Info- events going on around town, volunteer opportunities

You have 7 seconds to make an impression. Empty storefronts are like missing teeth....

Informational windows, Fill windows with posters of town events, or town/building history

Paint on the windows: got a great idea, let us know (list contact info),

Photoshoot with potential uses for building, stage the windows

Wanted ad.

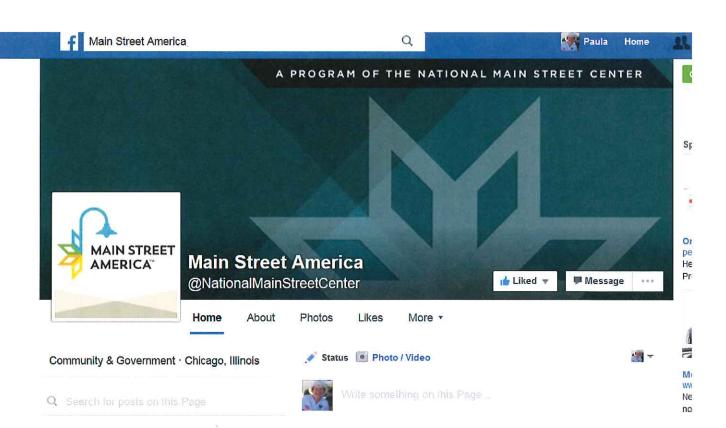
High school window design challenge.

Moving scene-drama club interactive windows

Locally owned businesses re-circulate 2 to 3 times more wealth per dollar

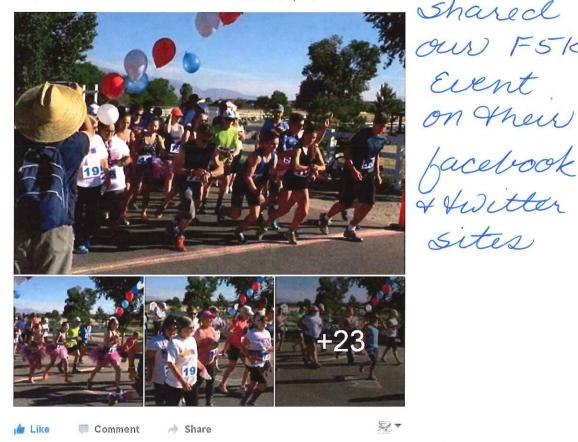
DEAR VICKY, MRS.B. & MAIN STREET GARDNERVILLE,

MY FIRST GRADE CLASS HAD A WONDERFUL FIELD TRIP TO THE COMMUNITY GARDEN IN MAY. THANK YOU SO MUCH! MY STUDENTS LOVED IT, TOOK INTEREST IN NOTICING THE DIFFERENCES BETWEEN PLANTS, ATTEMPTED TO BE CONTEMPLATIVE THE LABARYNTH, AND WERE SO EXCITED IN THE LABARYNTH THEIR NEWSDOOF IN HOME WITH THEIR NEWSPAPER
TO GO ND SEEDS - AFTERWARD TO WAND SEEDS. AFTERWARD, THEY POTS ABOUT OUR TRIP AND HAD POTE ABOUT OUR TRIP AND HAD LOTS HOPE TO BRING NEXT WROTE AT. I HOPE TO BRING NEXT WROTE I HOPE TO BRING NEXT YEARS 15 P GREAT THING TO HAVE THANKS FOR ALL 0°. GARDNERVILLE ELEMENTARY SCHOOL





Patriotic fitness this #MainStreetFourth in Garnderville, NVI



Main Street Gardnerville, Pauline Eaton and Jim Bintz

Gardnerville Town Board AGENDA ACTION SHEET



1. For Possible Action: Discussion on a request by Don Garrison for a street light a Waterloo and Northampton Circle; with public comment prior to Board action.
2. Recommended Motion: He want to complain about how long this is taking to go installed. Not sure if a motion is needed.
Funds Available: ✓ Yes ✓ N/A (requires staff time)
3. Department: Administration
4. Prepared by: Tom Dallaire
5. Meeting Date: August 2, 2016 Time Requested: 10 minutes
6. Agenda: Consent Administrative
Background Information : Don came into the office talked with Carol and did not want talk to me. He wanted to talk to the board about this issue. He filled out the application for the item to be presented to the board. I understand he is not happy about how long the process is taking, over a year now, from what I have in my project file, June 2015.
The Sunset Park subdivision was recorded in 1986, with homes in the development bein constructed in 1988. The request for an additional light was made in 2015, 27 years after residents purchased homes in the development.
Don Garrison approached Linda Slater some time ago about putting a street light at the intersection of North Hampton and Waterloo Lane.
See next page for additional information.
7. Other Agency Review of Action: □ Douglas County □ N/A
8. Board Action:
☐ Approved ☐ Approved with Modifications ☐ Continued

Background Information CONTINUED:

NV Energy wanted to install a meter off of the existing light system so we can pay for the ONE additional light. That does not make sense with a meter charge of \$32.80 (taxes and usage fess) and then the actual electricity used. There is not a meter in place, nor is there room on the corner with all the utilities in the adjacent property front yard. Back in June 2015 we drew up a plan "1" and sent a request to Don French who was getting ready to retire at the time. We did a field visit and the front yard of the corner lot at this location has many utility boxes, vaults, pedestals and a gorgeous evergreen tree that would be in the way of installing the new light.

In September 2015, there were complaints from the residents in the neighborhood about the softball crew parking in the development and being noisy and urinating in the landscaping in the open area by the gate into Lampe Park. I drew up option "2" and asked Scott Morgan if a new street light would help monitor the situation better. Mr. Morgan did not want a street light there so those who were causing problems could see what they were doing. Scott did authorize us to use the Lampe property, which has a storm drain and irrigation easement adjacent to the right of way, for the single street light pull box and utility line trenching.

In October I revised the plan as indicated in Plan "3". I submitted this time to Gail at NV Energy for a project review and cost. I then decided to get some help from Gary Whisler with the three NV Energy projects. He can speak NV Energy's language when we get someone interested in helping us with these projects.

Up until a month or two ago there has been a lot of turnover at the NV Energy office due to retirements.

Luis Garcia has been working on all three of the town's projects and has the other two projects complete now. I have sent him an email this week to see what the next steps are.

I am sure we are waiting on a contract from NV Energy. Then we will need to get a contractor on board to trench the conduit and cut the street at the existing trench location across Northampton.

The Board has not approved a budget for this project yet. I need more information from NV Energy on the costs and fees. I'm guessing, with everything, this could cost around \$22,250 on the upper end of the range, for ONE (1) light.

\$4,000 light and pole

\$250 Permit

\$10,000 Contractor

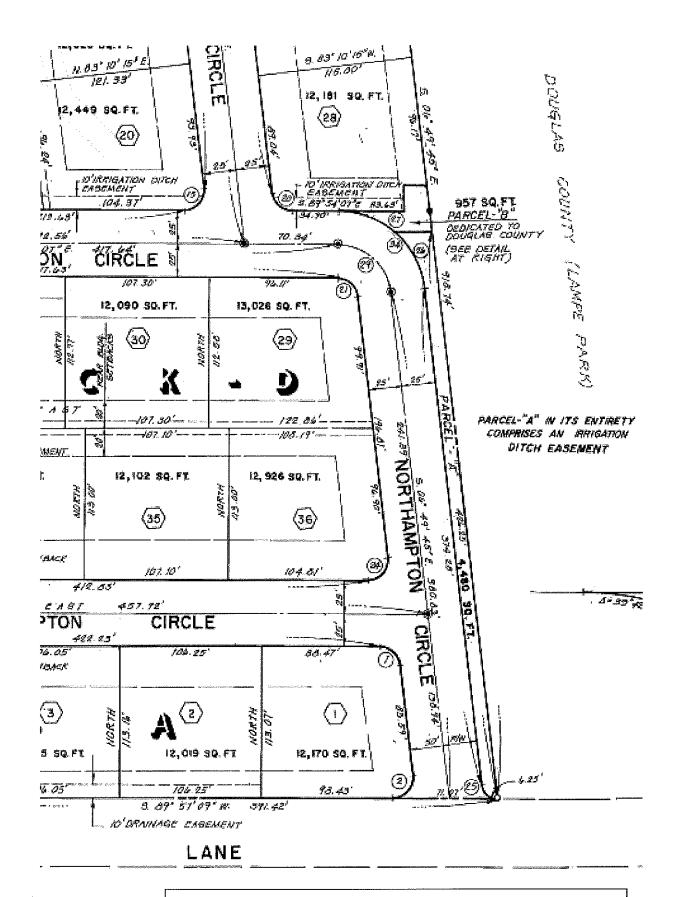
\$3,000 testing and paving density

\$5,000 NV energy

Plan "4" is the subdivision showing the county owned parcel for the storm drain.

Nv Energy Light Fees

NV Energy Plan for the project



Plan 4 - Sunset Park Subdivision Plan



REQUEST FOR PLACEMENT ON THE AGENDA

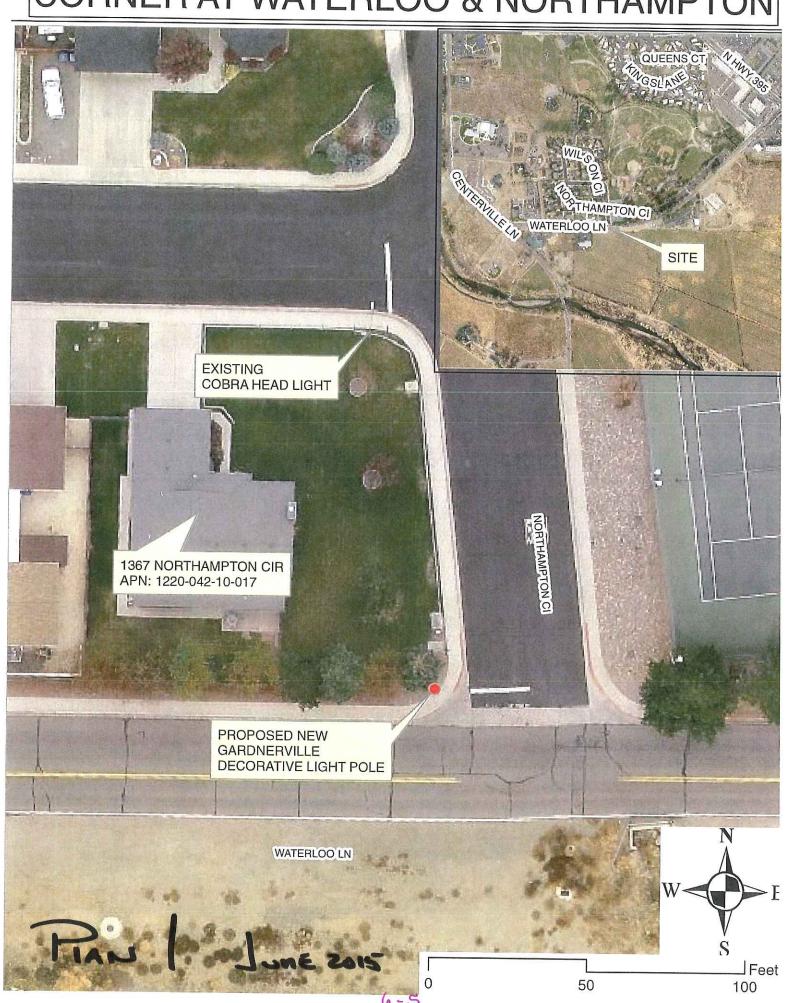
FOR THE GARDNERVILLE TOWN BOARD

Name: Don GARRISM	Telephone:	None 782-3091
Mailing Address: <u>PO Box 472</u> <u>Minoin NV 8942</u>		
Nature of Request and Approximate Amount of Time Need Street Light at Waterlow	Needed:	5 min.
A C		
Signature: Agrini	Date	: 7/6/K

The Gardnerville Town Board meets on the first Tuesday of each month. Please submit any pertinent information regarding your request at least 15 days prior to the Board meeting date.

Agendas are posted three days prior to the meeting. You will receive a copy of the Agenda in the mail informing you of the approximate time you will appear before the Board.

CORNER AT WATERLOO & NORTHAMPTON





Plan 2

SEPT. ZOIS



1407 Highway 395 N Gardnerville NV 89410

ADD STREET LIGHT ONTO NV ENERGY SYSTEM INTERSECTION OF WATERLOO & N. HAMPTON DATE: OCTOBER 21, 2015

EXIBIT A PAGE:

1514-NHAMPTON

Project:

NORTH HAMPTON ADDITIONAL STREET LIGHT



Tariff No. **Electric No. 1**

54th Revised
Cancelling 53rd Revised

PUCN Sheet No. 75 PUCN Sheet No. 75

Schedule No. SL STREET LIGHTING SERVICE

APPLICABLE

(T)

Service hereunder is applicable to street, highway and other public outdoor lighting installations using bracket mast arm or center suspension construction. This schedule is closed to new incandescent and mercury vapor installations.

TERRITORY

Entire Nevada Service Area.

RATES

The rate is applicable to lamps mounted on suitable poles supplied from overhead or underground supply circuits, which may also be used to carry Utility's distribution system circuits. Lighting equipment will be installed, operated and maintained by Utility. Lighting equipment installed shall be as specified by Utility as to type of bracket, lamp fixture and overhead or under- ground supply circuits. Service includes energy, lamp and glass replacements and operation and maintenance of the installation.

The rates for customer-owned installations are applicable to service where the lighting equipment (including suitable circuits and terminals for connection to Utility's overhead system) is installed and owned by the Customer. Service non-metered installations includes energy, lamp and glass replacements and operation of the installation, but does not include maintenance or replacement of Customer-owned equipment other than lamps and glasses. Service to metered installations is for maintenance and lamp and glass replacement only. Customer is responsible for providing replacement lamps and glass not normally stocked by Utility. Maintenance and non-metered energy service to customer-owned lamps are closed to new service.

(Continued)

RECEIVED From NY ENERGY JUNE 2016

Issued:

06-01-04

Effective:

06-01-04

Advice No.: 431-E-R(1)

Issued By: Mary O. Simmons Vice President

6-8

6100 Neil Road, Reno, Nevada

86th Revised

PUCN Sheet No. 75A

Tariff No. Electric No. 1

Cancelling 85th Revised

PUCN Sheet No. 75A

Schedule No. SL STREET LIGHTING SERVICE (Continued)

RATES (Continued)

Bundled Service

Class Codes	Lamp <u>Type</u>	<u>Watts</u>	kWh/ <u>Mo.</u>	Overhead/ Multi-use <u>Pole</u>	Overhead/ Light Only/ <u>Wood Pole</u>	Overhead/ Light Only/ Other Pole	Underground/ Light Only/ <u>Wood Pole</u>	Underground/ Light Only/ <u>Other Pole</u>	Service to one of the original		
Incande	scent: (Ra	te Codes)		(S09)							ļ
(10)	100W	101	35	\$8.32	N/A	N/A	N/A	N/A	N/A	N/A	(R)
Mercury	Vapor: (R	ate Codes)		(S13/51)	(S15)	(S17)	(\$43/45)	(S47)	(S23)	(S19)	
(17)	175W	196	67	\$9.48	\$13.17	\$16.90	\$17.00	\$17.11	N/A	N/A	(R)
(19)	250W	295	102	10.75	N/A	N/A	N/A	N/A	N/A	N/A	(R)
47(21)	400W	463	159	13.24	18.74	20.47	22.57	23.86	6,85	N/A	(R)
	essure Sod			(S01)	(S03)	(S05)	(S31/S33)	(\$35)	(S07)	(S19)	***************************************
(31)	70W	84	29	\$8.12	\$11.80	\$15.53	\$15.63	\$15.74	N/A	N/A	(R)
(32)	100W	118	41	8.54	12,23	15.96	16.06	16,17	\$2,61	\$1.14	(R)
(33)	150W	172	59	N/A	N/A	N/A	18.24	17.08	3.25	1.14	(R)
(34)	200W	229	79	10.14	15.14	17.60	18.97	17.82	3.98	1.14	(R)
(36)	250W	285	98	N/A	N/A	N/A	20.38	21.66	N/A	N/A	(R)
	essure Sod			(2.4.1)	(0.5)	(0.00)	1001100	2005	(0.07)	(0.48)	
	Metal Halio	,	,	(S01)	(S03)	(S05)	(S31/S33	, , ,	(S07)	(S19)	(D)
(35)	400W	472	163	\$13.39	\$18.88	\$23.77	\$22.72	\$24.00	N/A	\$1.14	(R)
LED¹: (Rate Codes)						(SLED)			***************************************
	109W	109	37	N/A	N/A	N/A	N/A	\$16.34	N/A	N/A	(R)

The above rates include a Base Tariff Energy Rate (BTER) of \$0.03466 per kWh, a Temporary Renewable Energy Development Charge (TRED) of \$0.00105 per kWh, an Energy Efficiency Charge (EE) of \$0.00115 per kWh, and a Renewable Energy Program Rate (REPR) of (\$0.00422) per kWh, multiplied by the monthly kWh shown, for each lamp.

LED rate is for a TRIAL program. Trial is limited to two new subdivisions using Decorative Poles and Luminaries.

Deferred Energy Accounting Adjustment

See Schedule DEAA

(Continued



(R)

Issued:

02-12-16

Effective:

04-01-16

Shawn M. Elicegui Senior Vice President

Issued By:

Notice No.: 16-01

6-9

SIERRA PACIFIC POWER COMPANY dba NV Energy

6100 Neil Road, Reno, Nevada

26th Revised

PUCN Sheet No. 75B

Tariff No. Electric No. 1

Cancelling 25th Revised

PUCN Sheet No. 75B

Schedule No. SL STREET LIGHTING SERVICE (Continued)

RATES (Continued)

Distribution-only Service

Class Codes	Lamp <u>Type</u>	<u>Watts</u>	kWh/ <u>Mo.</u>	Overhead/ Multi-use <u>Pole</u>	Overhead/ Light Only/ Wood Pole	Overhead/ Light Only/ Other Pole	Underground/ Light Only/ Wood Pole	Underground/ Light Only/ Other Pole		o Customer- d Lamps Metered	
Incande	scent: (Rat	te Codes)		(809)						(S19/61)	
(10)	100W	101	35	\$7.22	N/A	N/A	N/A	N/A	N/A	N/A	(l)
Mercury	Vapor: (R	ate Codes)		(S13/51)	(S15)	(S17)	(S43/45)	(S47)	(S23)		***************************************
(17)	175W	196	67	\$7.35	\$11.03	\$14.76	\$14.87	\$14.98	N/A	N/A	(1)
(19)	250W	295	102	7.49	N/A	N/A	N/A	N/A	N/A	N/A	(1)
(21)	400W	463	159	8.18	13.68	15.42	17.52	18.80	\$1.80	N/A	(I, R,I,R)
High Pro	essure Sod	ium									
Sodium	: (Rate Cod	les)		(S01/53)	(S03/55)	(S05/57)	(\$33/65)	(S35/67)	(S07/59)	(S31/63)	
(31)	70W	84	29	\$7.19	\$10.88	\$14.60	\$14.71	\$14.82	N/A	N/A	(I,R,I)
(32)	100W	118	41	7.24	10.93	14.65	14.76	14.87	\$1.31	\$1.14	(İ, R,İ,R)
(33)	150W	172	59	N/A	N/A	N/A	16.38	15.22	1.38	1,14	(I, R)
(34)	200W	229	79	7,63	12.63	15.08	16.46	15.30	1.47	1.14	(R,I,R)
(36)	250W	285	98	N/A	N/A	N/A	17.26	18.55	N/A	N/A	(R,I)
_	essure Sod										
	alide: (Rate	,		(S01/53)	(S03/55)	(S05/57)	(S33/65)	(S35/67)		(S07/59)	
(35)	400W	472	163	\$8.20	\$13,70	\$18,58	\$17.53	\$18.82	N/A	\$1.14	(I, R)

The above rates include an Interclass Rate Rebalancing Charge of \$0.00378 per kWh multiplied by the monthly kWh shown, for each lamp.

(l)

Late Charge

The Utility may charge a fee as set forth in Schedule MC for the late payment of a bill.

Tax Adjustment Charge:

The charges shown above are subject to adjustments for taxes and assessments as specified in the Tax Adjustment Rider (PUCN Sheet No. 63E)

Universal Energy Charge (UEC)

All kWh Per kWh

\$0.00039

		•
Issued: 12-27-13		
	Issued By:	
Effective: 01-01-14	Michael J. Carano	
	Executive	
Advice No.: 545-E-R		
	/ -10	

6100 Neil Road, Reno, Nevada

11th Revised

PUCN Sheet No. 75C

Tariff No. Electric No. 1

Cancelling 10th Revised

PUCN Sheet No. 75C

Schedule No. SL STREET LIGHTING SERVICE (Continued)

SPECIAL CONDITIONS

- 1. <u>UEC.</u> The Universal Energy Charge (UEC), pursuant to NAC 702.150 through 702.450, will go to fund the Nevada fund for energy assistance and conservation. Under certain circumstances, Customers will be refunded amounts paid in excess of \$25,000 per calendar quarter. The Commission will administer the collection of the UEC, certify exemptions, and administer refunds. Exemptions are generally kWh sold to
 - a) Any governmental agency, including the State of Nevada and any political subdivision thereof, and
 - b) Any Customer using electrolytic-manufacturing processes.

Except as provided above, all kWh sold are subject to the charge. The UEC is not subject to the charges applicable under the Tax Adjustment Charge.

- 2. <u>Burning Hours.</u> Service hereunder is for dusk-to-dawn burning hours of approximately 4,132 hours per year.
- 3. <u>New Installation Investments.</u> Utility shall not be required to make investments in new installations in excess of the following:

<u>Lamp Size</u> High Pressure Sodium	Multi-use Wood Pole Overhead	Street Light Only Pole Overhead	Street Light Only Wood Pole Underground	Street Light Only Other Pole Overhead	Street Light Only Other Pole <u>Underground</u>
70W	\$1,280	\$2,075	\$2,902	\$2,879	\$2,926
100W	1,280	2,075	2,902	2,879	2,926
150W	N/A	N/A	3,235	N/A	2,985
200W	1,330	2,408	3,235	2,938	2,985
250W	N/A	N/A	3,391	N/A	3,669
400W	1,378	2,564	3,391	3,618	3,669

- 4. Relocation. Relocation of existing street lights hereunder at Customer's request will be done by Utility provided Customer reimburses Utility for net expenses incurred.
- 5. <u>Multiple or Series Service.</u> Multiple or series service hereunder shall be at the Utility's option.

issued: 12-27-13

Effective: 01-01-14

Issued By: Michael J. Carano Executive

Advice No.: 545-E-R

6-11

(N) (I) (I) (R, I) (I, R) (R, I) (I, R)

SIERRA PACIFIC POWER COMPANY

6100 Neil Road, Reno, Nevada

Tariff No. Electric No. 1

1st Revised Cancelling Original

PUCN Sheet No. 75D PUCN Sheet No. 75D

(T)

Schedule No. SL STREET LIGHTING SERVICE (Continued)

SPECIAL CONDITIONS (Continued)

6. Replacement. Utility may, at its option, replace any lamp served hereunder with a high pressure sodium lamp of a lumen rating agreed to by the customer. Billing subsequent to replacement shall be in accordance with the appropriate rate for the size and type of high pressure sodium lamp installed.

Issued:

05-23-05

Effective:

06-01-05

Advice No.: 445-E-R

446-E-R

Issued By: Michael J. Carano

Director

Rates & Regulatory

6-12

ODL85U NOSTALGIA STYLE LUMINAIRE LED



Used With:

ODL 95U:

20' Round Concrete Pole

ODL 81-89U: Decorative Steel Poles



ODL96U COLONIAL STYLE LUMINAIRE LED

Used With:

ODL 95U:

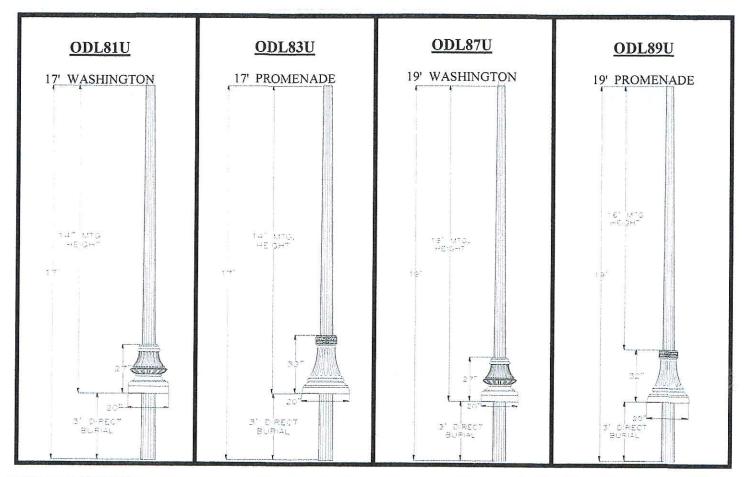
20' Round Concrete Pole

ODL 81-89U: Decorative Steel Poles

COMI	PATIBLE UNIT I	NUMBERS			
	ODL85U ODL96U NOSTALGIA COLONIAL LED LED		MATERIAL LIST		
ITEM #	Labor Factor: .125	Labor Factor: .125			
	QUANTITY	QUANTITY	DESCRIPTION	NUMBER	
1	1	1	CONTROL, PHOTOELEC: 120/208/240/277VAC 1000W	28-0240	
2	N/A	1	LIGHT, LED: COLONIAL LUMINAIRE, 68W, 120V	28-0485	
3	1	N/A	LIGHT, LED: NOSTALGIA LUMINAIRE, 68W, 120V	28-0490	

1	NV	Ene	rav	VOLUME 5 – COMPATIBLE UNIT STANDARD	ODI 01 0CT
-		γ-	0)	DECORATIVE POST TOP FIXTURES 68W LED	ODL 81-96U
Drawn:		Eng: Appr: Date: FLUTED METAL & CONCRETE POLES			Revision: 1
JVV	MB	DA	04/16		Page 1 of 3

DECORATIVE POST TOP FIXTURES LED 120V FLUTED METAL & CONCRETE POLES



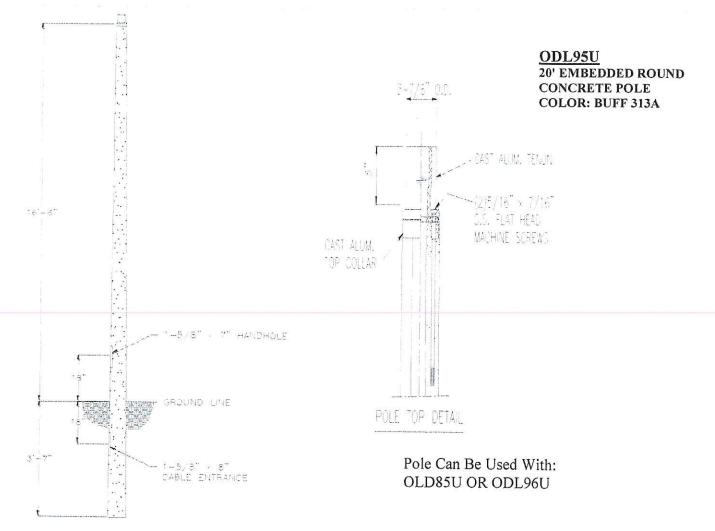
	C	OMPATIBLE UNI	T NUMBERS				
ITEM #	ODL81U 17' WASHINGTON Labor Factor: .500	ODL83U 17' PROMENADE Labor Factor: .500	ODL87U 19' WASHINGTON Labor Factor: .500	ODL89U 19' PROMENADE Labor Factor: .500 QUANTITY	MATERIAL LIST		
	QUANTITY	QUANTITY	QUANTITY		DESCRIPTION	NUMBER	
1*	FD	FD	FD	FD	12x12 SECONDARY BOX W/4-WAY TERMINATION	SRT02U	
2	40'	40'	40'	40'	WIRE, INSUL: BLACK, #10 STR, 1 COND, CU, THHN	17-0170	
3	40'	40'	40'	40'	WIRE, INSUL: WHITE, #10 STR, I COND, CU, THHN	17-0180	
4	N/A	1	N/A	1	PROMENADE CLAM SHELL BASE	28-0130	
5	1	N/A	1	N/A	WASHINGTON CLAM SHELL BASE	28-0134	
6	1	1	N/A	N/A	17', 16 FLUTED: DIRECT BURIED STEEL POLE	28-1106	
7	N/A	N/A	1	1	19', 16 FLUTED: DIRECT BURIED STEEL POLE	28-1108	
8*	FD	FD	FD	FD	PIPE, STD: 3/4" CTS, 100' LG, PLAIN ENDS, 200 LB, POLYETHYLENE	51-0060	

^{*}Items To Be Field Determined (FD) As Required and Added As Additional Stock Items.

Refer to SRT02U This Volume For Termination Material List.

Poles Used With: ODL85U and ODL96U Luminaires.

1	NV	Fno	ray	VOLUME 5 – COMPATIBLE UNIT STANDARD	ODL 81-96U		
	144	LIIC	gy	DECORATIVE POST TOP FIXTURES 68W LED	ODL 81-960		
Drawn:	Eng: Appr: Date: FLUTED METAL & CONCRETE POLES				Revision: 1		
JVV	MB	DA	04/16		Page 2 of 3		

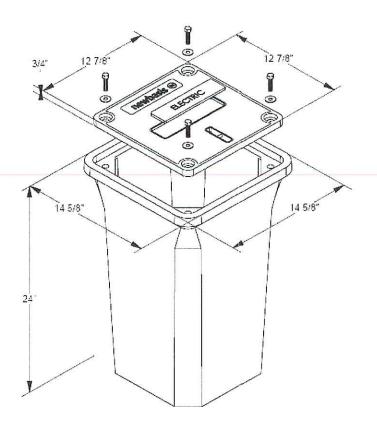


COMPATIBLE UNIT NUMBER ODL95U Labor Factor: .564		MATERIAL LIST					
	QUANTITY	DESCRIPTION	NUMBER				
1*	FD	12x12 SECONDARY BOX W/ 4-WAY TERMINATION	SRT02U				
2	40'	WIRE, INSUL: BLACK, #10 STR, 1 COND, CU, THHN	17-0170				
3	40'	WIRE, INSUL: WHITE, #10 STR, 1 COND, CU, THHN	17-0180				
4	1	TUBE: STREET LIGHT INSTALLATION, 16" DIA X 5' LG, FIBER	24-1006				
5	1	POLE, LIGHT: DECORATIVE STREET, 20' LG, ANTI-GRAFFITI COATING	28-0745				
6*		PIPE, STD: 3/4" CTS, 100' LG, PLAIN ENDS, 200 LB, POLYETHYLENE 340	51-0060				

^{*} Items To Be Field Determined (FD) As Required And Added As Additional Stock Items. Refer To SRT02U This Volume For Termination Material List.

NV Energy			rav	VOLUME 5 – COMPATIBLE UNIT STANDARD	ODI 91 0/TI	
-	Lifeigy			DECORATIVE POST TOP FIXTURES 68W LED	ODL 81-96U	
Drawn;	Eng:	Appr:	Date:	FLUTED METAL & CONCRETE POLES	Revision: 1	
JVV !	MB	DA	04/16		Page 3 of 3	

12" X 12" STREET LIGHT BOX



CONSTRUCTION NOTES

- 1. BOX USED IN: NON-TRAFFIC OR LIGHT-TRAFFIC (PARKING LOTS/ SIDEWALK) AREAS. SEE TE0001U, SECTION 7.
- 2. INSTALLATION: BOX TO BE PLACED ON 6" OF 3/4" CLEAN DRAIN ROCK.
- 3. ALL LIDS TO BE MARKED "ELECTRIC".
- 4. LID TO BE SECURED WITH PENTA HEAD BOLTS.

	SECONDARY	
12" x 12"	2 RUNS OF #2TX AND 1 RUN OF	
BOX	#10 ST LIGHT WIRE	

NOTE: REFER TO CAB09U VOLUME 5 FOR COMPLETE APPLICATION

NVE	DESCRIPTION	APPROVED MANUFACTURERS		
STOCK#		NEWBASIS	FUTURE	
24-0020	POLYMER BOX AND LID	# PCA121224-00043	****	
24-1182	REPLACEMENT LID	# PCC1212P1-10000		

NV Energy				VOLUME 17 – ENGINERING & CONSTRUCTION STANDARD		
	M V Lilei gy			12" X 12" STREET LIGHT BOX POLYMER	VB0050U	
Drawn:	Eng:	Appr:	Date:		Revision: 0	
RN	RN MB	DA	4/15		Page 1 of 1	

6-17

August 2, 2016 Members. Barelnerville Town Board Town Manager TOBE READAT TUDAYSMEETING Tom Dallaire Sorry I am unable to attend todays Town Board meeting, due to illness. Many residents in the Northampton subdivision namely me, are unhappy with the board and the town manager for dragging your feet on such an important sufety issue as The Jack of illumenation at The crossials at Northampton and Water los Streets Dence the opening of the Denion Center the car traffic and pedestrian traffic has increased ten fold. The Langer tennic courts are no longer being used enough at night to light that area every night and its that night that someone is going to get run over. p get run over. IE: When traveling east on Waterloo at Northampton, with West bound traffic on dark nights and you are going to turn onto Vorthampton, you absolutely can not see if a pedastrian is in the crosswalk and the same holds true going in the opposite direction. As a Jorner Gardnerville Board Member, I do not re call Jaking one 2/2 years to solve such an important Safety issue affecting one health and welfare. The Northampton residents are not going to Beg The board and Town Manager for swifter action in this matter but, when there special activities at Large Park, Where people park in our neighborhood during ball games, carnwals, Carson Valley Days, etc. Stone 1

or kelled at this location on a dark night.

We know projects that have been approved and completed since this issue came to attention of a four board member. Also has the town congineer considered "Solar lighting"?

Please take all this into consideration.

Sincerely, All Holl MM 1363 Northampton Cir. Gardnewelle, Alevada

Londa Schaen
1360 Northamsten
Hardnerville TV.
Ren Jee
1361 Northampton
GVIlle INV
Sharan Packer
1352 Northampton Cir

Gardnerville Town Board AGENDA ACTION SHEET

☐ Approved ☐ Denied



1. For Possible Action: Discussion to approve Proclamation 2016P-03 recognizing the week of August 8th through August 14th, 2016 as Brain Injury Awareness week; with public comment prior to Board action. 2. Recommended Motion: Approve Proclamation 2016P-03 recognizing the week of August 8th through August 14, 2016 as Brain Injury Awareness Week. Funds Available: ☐ Yes ☑ N/A 3. Department: Administration **Tom Dallaire** 4. Prepared by: 5. Meeting Date: August 2, 2016 Time Requested: 10 minutes **☑** Administrative 6. Agenda: Consent **Background Information**: See attached Proclamation. V N/A 7. Other Agency Review of Action: Douglas County 8. Board Action: ☐ Approved with Modifications

☐ Continued

Town of Gardnerville Proclamation 2016P-03

A Proclamation by the Gardnerville Town Board recognizing the week of August 8th through August 14th, 2016 as Brain Injury Awareness Week

Whereas, a traumatic brain injury (TBI) is a blow, jolt or bump to the head or a penetrating head injury that disrupts the brain's normal function, often resulting in a lifetime of physical, cognitive and behavior challenges;

Whereas, 1.7 million Americans, including 475,000 children, sustain a traumatic brain injury each year, and as many as 5.3 million people nationwide live with long-term disabilities due to TBI;

Whereas, every 21 seconds, someone in the United States will sustain a traumatic brain injury (TBI), which equals more than 4,000 people daily; and

Whereas, the average lifetime cost of care for a person with a severe traumatic brain injury ranges from \$600,000 to \$1,875,000; and

Whereas, the effects of brain injury are devastating emotionally and financially to families; and

Whereas, many individuals with brain injury can make valuable contributions to our society with appropriate services and supports; and

Whereas, public awareness is critical to the prevention of brain injury and to enhancing the recovery process of all individuals affected; and

NOW, THEREFORE LET IT BE RESOLVED THAT THE GARDNERVILLE TOWN BOARD DOES HEREBY PROCLAIM THE WEEK OF AUGUST 8th THROUGH AUGUST 14th, 2016 AS BRAIN INJURY AWARENESS WEEK IN GARDNERVILLE.

Adopted: This 2nd Day of August 2016.

GARDNERVILLE TOWN BOARD MEMBERS

Ken Miller, Vice-Chairman
Cassandra Jones, Member
ter, Member Gardnerville

Town of Gardnerville Proclamation 20169-03

A Proclamation by the Gardnerville Town Board recognizing the week of August 8th through August 14th, 2016 as Brain Injury Awareness Week

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Adopted: This 2nd Day of August 2016.

GARDNERVILLE TOWN BOARD MEMBERS

Mary Wenner, Chairwoman

Ken Miller, Vice-Chairman

Lloyd Higuera, Member

Cassandra Jones, Member

Linda Slater, Member

Gardnerville Nevada

Gardnerville Town Board AGENDA ACTION SHEET

de Averllebles []



- 1. For Possible Action: For Possible Action: Discussion to approve, Approve with modification or deny a request by Martin Stahl for a Master Plan Amendment and Zoning Map Amendment (DA 16-036 & DA 16-037) requesting to change the master plan designation from Commercial to Multi-Family Residential and to change the zoning designation from Neighborhood Commercial to Multi-Family Residential (maximum density of 16 units per acre; 1.66 x 16/acre=26.56 units; min net lot area = 9,000) The subject property is located at 1378 N Hwy 395, Gardnerville, in the Minden/Gardnerville Community Plan. (APN 1220-04-101-029); with public comment prior to Board action
- Recommended Motion: Conditionally approve the Master Plan Amendment and Zoning Map Amendment (DA 16-036 & DA 16-037) requesting to change the master plan designation from Commercial to Multi-Family Residential and to change the zoning designation from Neighborhood Commercial to Multi-Family Residential

	runus Available;	res _ IN/	A	
3.	Department: Adr	ninistration		
4.	Prepared by:	Tom Dallaire		
5.	Meeting Date:	August 2, 2016	Time Requested:	45 minutes
6.	Agenda: Conse	nt 💆 Ad	ministrative	
Ва	ackground Informa	ntion: See the staff	report for the condition	ons and staff's repor
7.	Other Agency Rev	view of Action:	Douglas County	▽ N/A
8.	Board Action:			
	Approved Denied	☐ Approved with ☐ Continued	n Modifications	



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

MEMORANDUM

Date:

July 19, 2016

To:

Gardnerville Town Board

From:

Tom Dallaire, P.E., Town of Gardnerville

Subject:

DA 16-036 (Master Plan Amendment) 16-037 (Zoning Map Amendment); Martin

Stahl, Located at 1378 Highway 395 North APN: 1220-04-101-029

I. TITLE:

Discussion to approve, Approve with modification or deny a request by Martin Stahl for a Master Plan Amendment and Zoning Map Amendment (DA 16-036 & DA 16-037) requesting to change the master plan designation from Commercial to Multi-Family Residential and to change the zoning designation from Neighborhood Commercial to Multi-Family Residential (maximum density of 16 units per acre; 1.66 x 16/acre=26.56 units; min net lot area = 9,000) The subject property is located at 1378 N Hwy 395, Gardnerville, in the Minden/Gardnerville Community Plan. (APN 1220-04-101-029)

II. RECOMMENDATION

Staff's Recommendation to the Gardnerville Town Board is to Conditionally approve the proposed request by Martin Stahl to change the Master Plan from Commercial to Multi-Family Residential and to change the zoning from Neighborhood Commercial to Multi-Family residential, based on the findings and conclusions in the staff report.

The following recommended conditions need to be considered;

The following are staff's recommended conditions of approval for the master plan and zoning amendments for the development application:

- 1. The existing access easement across the adjacent parcels from 395 to the subject site should be coordinated with the adjacent property owners and considered in the proposed traffic study for the site at the design review phase.
- 2. The applicant should work with Lynn Cauley to improve the current shared drive configuration, including upgrading the existing culvert under the entrance for connection to a future channel improvement project.
- 3. Improve the elevations of the proposed apartments to better fit the character of the town, and not match the adjacent apartment complex constructed in the 1970's
- 4. Parking for this site and the adjacent sites should be investigated and improved with the design review application process.
- 5. Provide trash enclosure for 1 (2) yard trash bin for every 4 6 housing units, depending on desired pickup schedule and provide an enclosure structure per the Douglas County standards with the towns standard dimensions as attached.



- 6. The design review application will need to comply with the Town of Gardnerville's Plan for Prosperity, Objective 1 and Goal 2, creating a mixed use development.
- 7. The applicant shall submit design review for town 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. a decorative stop sign at Highway 395.
 - b. Pedestrian access should be provided and planned for the existing sidewalk system along highway 395.
 - c. The storm water leaving the site shall be treated prior to discharge into the existing irrigation ditch adjacent to Hwy 395. A detention facility is not needed for this project site.

NOTE's from Board Meeting:

III. DISCUSSION AND EVALUATION

<u>Master Plan and Zoning Consistency</u>: The project is located within the Minden-Gardnerville urban service area and a 10-year well-head protection zone for the Gardnerville Water Company's public water well.

With the current improvements on the site (formally a used car lot, then a restaurant), all have failed and it is in need of reinvestment.

The project site is designated in the Master Plan as GC (General Commercial) with master plan use as commercial) within the Neighborhood commercial zone. The town Plan for Prosperity states the objective I (pg 3) objective 3 (pg 6) is to improve US Hwy 395's image within the town. The 'S' curve is the priority of the investment district. All new investment should improve the town's image. The master plan and zone change at this time is what is in front of the board, not the submitted floor plans, elevations or site plan. There are elements that exist on the site that need to be worked through that will change the concept. The Plan for Prosperity is all about creating mixed use areas. Policy 2.1 (pg 7 & 8) specifically calls out Goal 2: create a new 'S' curve as a visually pleasing mixed —use project.

The proposed plan will use the existing "shared" entrance with Lynne Cauley Real Estate. The proposed plan would divide the commercial zone between Fitzhenry's Funeral Home and real estate office. There is an apartment complex constructed in 1970, currently existing between the funeral home and Lucky Liquor.

In an effort to abide with the Plan for Prosperity the site should be used for mixed-use development, which could be designated in the Neighborhood Commercial zone, I asked the applicant if he would consider constructing retail space below studio apartments. He is concerned about the number of parking spaces needed to build anything commercial and still meet the requirements for the residential parking. The proposed site plan does not meet the current county requirements to date with parking or adequate turn around area as shown. The client's representatives will argue that the MFR built around the commercial is doing just that, creating a mixed use concept, which is supported by the Plan for Prosperity (pg 7&8) as well,

<u>Traffic</u>: The traffic study indicates with the MFR zoning, and assuming they can get 22 units onto this site while meeting the County design standards, would generate 146 average daily trips:



2 in, 9 out during the AM peak hour, and 9 in 5 out during the PM peak hour. The traffic study includes the single driveway currently proposed as the only entrance and exit. The movements should be improved further with the additional access between the funeral home and existing apartment complex.

<u>Drainage</u>: The proposed parcel is currently covered in ac, minimal perimeter landscaping and a gravel area behind the apartments and funeral home. The storm water drains into a basin and, I believe, ponds onsite. With the location to Gardnerville Water Company Well No.1 infiltration should not be an option as the site is within the wellhead protection zone. The draining from the proposed site will need to be collected, treated and discharged into the existing irrigation ditch, which then gets treated within ponds and wetlands located downstream of the site.

A conceptual drainage study is not a requirement to verify the master plan and zoning map amendment.

<u>Floodplain</u>: The site is located within a flood plan which became effective in June 2016. The proposed channel at Kingslane will eventually be extended to the site and terminate at the 2'x6' culvert crossing under Hwy 395 at Toler Lane. The Town has intentions to gain grant funding to increase the size of this crossing. The downstream infrastructure is now in place for this project.

IV. MASTER PLAN AMENDMENT FINDINGS

Pursuant to County Code, Section 20.608.040 Findings for master plan amendments The planning commission and the board shall, in approving an amendment to the master plan land use map or text, make the following findings:

A. The proposed amendment is consistent with the policies embodied in the adopted master plan and the applicant has demonstrated the amendment promotes the overall goals and objectives of the master plan and has demonstrated a change in circumstances since the adoption of the plan that makes it appropriate to reconsider one or more of the goals and objectives of land use designations.

Town Staff Response: The applicant has demonstrated the existing use needs to be re defined and the question becomes, does the proposed project meet the town needs, goals and objectives? The Plan for Prosperity identifies this project site as mixed use zone for this area. Town staff proposed the idea of utilizing commercial below, studio apartments above and the remaining structures behind the mixed use building could be apartments, developing the site in accordance with the town's Plan for Prosperity. The MFR zone on Highway 395 historically has not been provided. The MFR zone has been used to buffer commercial development along 395 and the new residential units behind commercial zones. This application puts MFR front and center along 395 without the mixed use building as discussed in the Plan for Prosperity. If the remaining sites along the "S" curve are developed as mixed use then the additional apartments could make sense as proposed.



B. The proposed amendment is based on a demonstrated need for additional land to be used for the proposed use, and that the demand cannot be reasonably accommodated within the current boundaries of the area.

Town Staff Response: The applicant has not provided for the demonstrated need of the proposed MFR use. There is a need for multi-family residential properties within the town of Gardnerville. Currently MFR zoning consists of 233 acres, or 18% of the town, with 3% of the current property available (6.54 acres) as being vacant, 36 acres was developed as single family units, and 76 acres was developed on receiving area.

613	MFR	V	233.26	Multi Family	148.97 MFR
Vacant	3%	•	6.54	130	0.56 Commercial
Single Family	15%		36.15	200	75.60 RECEIVING AREA
					8.13 MFR plus other Zones

C. The proposed amendment would not materially affect the availability, adequacy, or level of service of any public improvement serving people outside of the applicant's property and will not be inconsistent with the adequate public facility policies contained in Chapter 20.100 of this title;

Town Staff Response: The utility services are currently onsite. This project has the potential to be a great one for sure with some considerations of the Plan for Prosperity. If the site developed as commercial, the traffic generated to the site would be significantly more than the proposed use, increasing the traffic conflicts from the site; road infrastructure and traffic being the hardest public services to mitigate. The traffic study does define the existing levels of service as A,B, C and D and with the proposed development plus the base traffic in year 2036, the intersection would have the levels of service of A, B, C And E. I believe with the revised plan of having two entrances to the site would create a situation with the same levels of service we see today from the site.

D. The proposed amendment is compatible with the actual and master planned use of the adjacent properties and reflects a logical change to the boundaries of the area in that it allows infrastructure to be extended in efficient increments and patterns, it creates a perceivable community edge as strong as the one it replaces, and it maintains relatively compact development patterns.

Town Staff Response: The proposed use does isolate Lynne Cauley's site (commercial zone) and surrounds the parcel with MFR, creating a spot zone of commercial on the adjacent parcel. The other properties are all zoned commercial along the "S" curve and mixed use would be ideal with Kingslane abutting the back property which even though it is a trailer park, does share the multifamily zone. With the failed use of the site as a commercial zone, the parcel will succeed with an apartment building. I personally do not think ANOTHER apartment building should be located on HWY 395, creating a pattern of business (Lucky Liquor) apartment complex, business (funeral home), apartments and then business (real estate office). That is why we were asking for the mixed structure fronting Hwy 395 only.

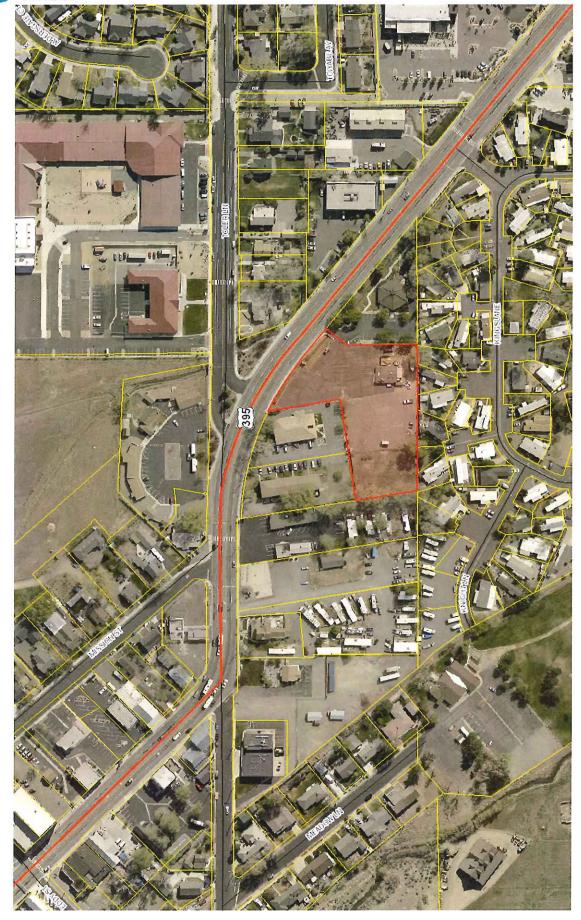


Conclusion:

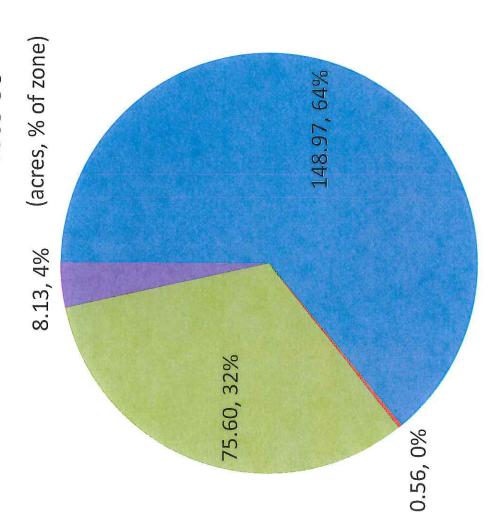
Does the project fill a need in Gardnerville? The multi-family housing is full at this time. There are other vacant parcels that are currently zoned multi family, but this is a smaller lot of the others that may be available. It is close proximity to services which made this location of the "S" curve desirable for the mixed use commercial. The mixed use commercial does require more parking and parking takes up land that would not otherwise be needed if they constructed MFR or neighborhood commercial. The current uses of neighborhood commercial are located in Table 1 with building site requirements in table 2 attached.

Based on the findings and the staff report, staff recommends to the Gardnerville Town Board Conditional Approval of the Tentative Parcel Map with the conditions previously stated in this report and any other conditions discussed during the item at the town board meeting. These conditions will be shared with county staff to include with the planning commission packet for their consideration of this item.

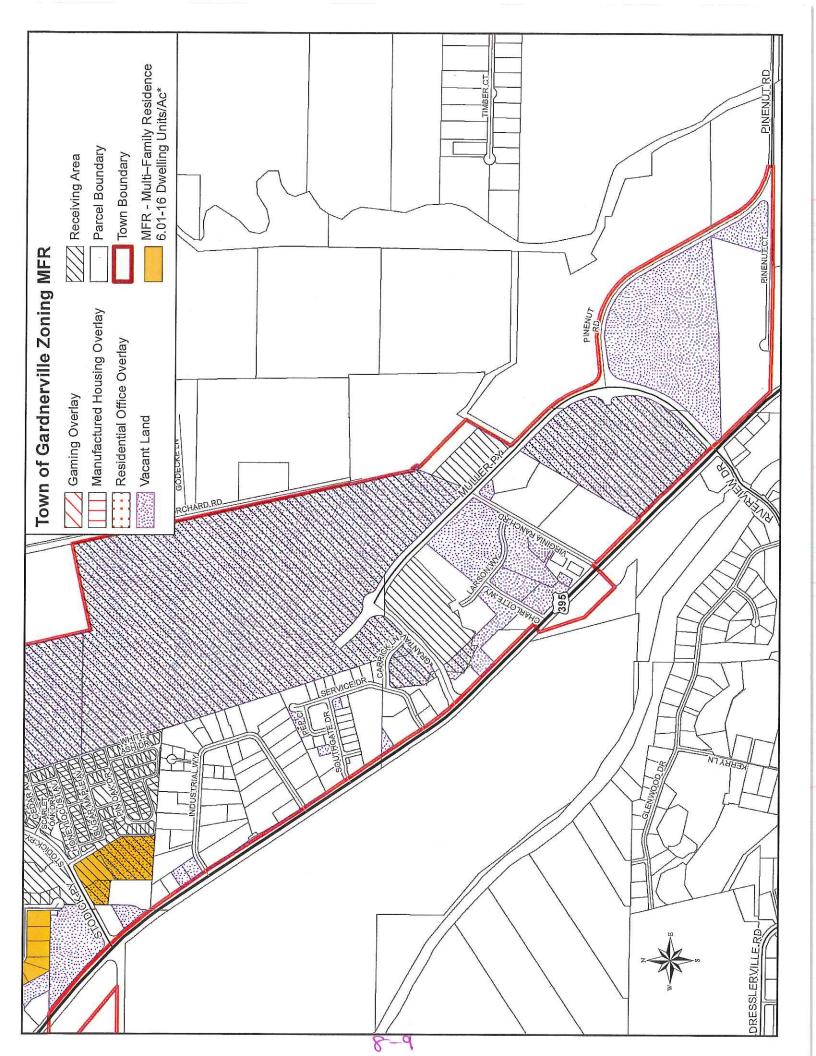


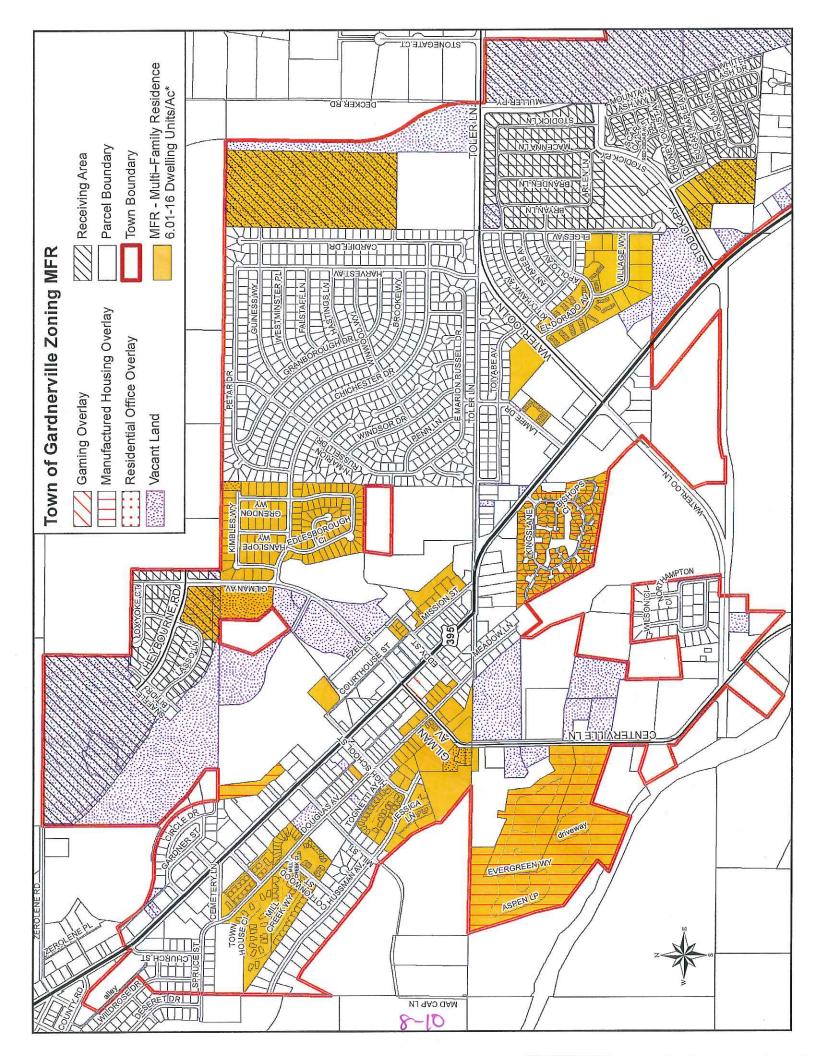






- MFR
- Commercial
- RECEIVING AREA
- MFR plus other Zones





A BIE

Specific Standards											
(See section in chapter 20.668)	PR	NC	20	၁ဗ	MUC	5	5	I5	SI	F	AP
010. Accessory dwelling units	+	+	+	+	+	+	+	+	+	+	+
020. Airportrelated uses						8					+
030. Bed and breakfast	+	+	+								
040. Campground	+					+				+	
050. Day care center		+									
060. Drive-through uses	+	+	+	+	+	+	+	+	+	+	
065. Home Occupations	+	+	+	+	+	+	+	+	+		
070. Large group care of group home			+		+					+	
080. Multi-family housing (MFR zone)					+						
085 Multi-family housing (MCU zone)					+						
090. Open or subsurface mining										+	
100. Personal storage facility							+	+	+		
110. Recreational vehicles	+	+	+	+	+	+	+	+	+	+	+
120. Recycling facility							+	+	+		
130. Vehicle service center, convenience store with gasoline sales		+		+	+	+					
135. Independent congregate senior living community		+	+	+							
140. Service station conversion	+	+	+	+	+	+	+	+	+	+	
150. Sexually oriented businesses									+		
160. Vehicle sales		+		+	+	+					
170. Stationary tank storage (above ground)	+	+	+	+	+	+	+	+	+	+	+
180. Telecom. site	+	+	+	+	+	+	+	+	+	+	+
190. Telecom. facility	+	+	+	+	+	+	+	+	+	+	+
200. Wind energy conversion system, commercial					E					+	
210. Wind energy conversion system, commercial use test site										+	
220. Wind energy conversion system, Micro	+	+	+	+	+	+	+	+	+	+	+
230. Wind energy conversion system, small	+			+	+	+	+	+	+	+	+
240. Special Occasion Home		+	+	+	+	+					
250. Craft foods or alcoholic beverages (large and small)		+		+		+	+		+		
270. Indoor Gun Range	+	+		+		+	+		+	+	
280. Heliport							+				



20.658.010 Non-residential district development standards (Table)

Minimum Development Standards	PR	NC	00	25	MUC	TC	ı	I5	IS	PF	AP
Minimum Net Lot Area (Square Feet except as noted) ^{6,8}	20000	1000	7500	10000	0	1 ac	1 ac	1 ac	10000	0	0
Average Lot Width (feet)	90	80	80	N/A	N/A	100	100	100	80	0	0
Average Coroner Lot Width (feet)	100	88	88	N/A	N/A	110	110	110	88	0	0
Front Setback (feet) ^{1,1a}	20	20	10	20	15	10	20	20	20	0	2
Rear Setback (feet) ^{1a,2,3,5}	20	10	2	7	10	2	10	10	2	10	2
Side Setback Minimum (feet) ^{1a,3}	20	2	2	2	2	7	10	10	2	10	2
Side Setback, Street side (feet) ^{1a,3}	15	15	10	15	15	10	20	15	15	15	2
Floor Area Ratio (Maximum Percentage)	35/504	35/504	35/504	35/504	35/504	35/504	35/504	35/504	35/504	N/A	N/A
Maximum Structure Height (feet)	35	35	35	45	35 (7)	45	45	45	45	N/A	45

1 The required front setback may be reduced down to zero (0) feet for projects fronting on U.S. Highway 395 between the intersections of State Route 88 to the north and the Elges-Waterloo extension to the south, or as otherwise adopted for projects located in a specific plan. (rev. 8-2009) (20) - 134 1a The required front setback may be reduced down to zero(0) feet within non-residential zoning districts within the Town of Genoa, with the exception of properties fronting on the east and west sides of MainStreet, south of Nixon Street/Genoa, and north of Carson Street. A minimum 40-foot front yard setback is required for properties located on the west side of Main Street, or a setback consistent with the adjacent orexisting structures. A minimum 20-foot setback is required for properties located on the east side of Main Street, or a setback consistent with adjacent or existing structures. The required side, street side, and rearsetback within non-residential zoning districts within the Town of Genoa may be reduced as required by the Uniform Building Code.

- 2 Except as required by the Uniform Building Code.
- 3 Side and rear yard setbacks shall be a minimum of 15 feet adjacent to a single-family residential district.
- 4 The maximum Floor Area Ratio shall be 35% for one story buildings and 50% for multi-story buildings. In the MUC zoning district, the maximum Floor Area Ratio may be increased to 75 percent when all otherprovisions of this title have been met.
- 5 For parcels adjoining alleys, the yard setback adjoining the alley may be reduced to a minimum of five feet.
- 6 Minimum net lot area includes all common areas, parking, landscaping and building areas associated with a project for the purposes of creating building envelopes or non-residential condominium
- 7 The height of structures within the MUC zoning district may be increased as provided in chapter 20.664.
- 8 Existing commercially zoned lots within the Towns of Gardnerville and Minden are exempt, if all other requirements of this title have been met.

 $\ensuremath{\mathsf{MFR}}-\ensuremath{\mathsf{with}}$ more Character that what is being proposed.



rr



Mixed Use. Commercial Below – Residential above .







DOUGLAS COUNTY COMMUNITY DEVELOPMENT DEPARTMENT 1594 ESMERALDA AVENUE MINDEN, NEVADA 89423

KENY CHASE WMKINS

ROUTING SHEET

To: Engineering: V Building: V Town of GOATAN erville GID: WASD Other:	
From: Douglas County Community Development Department	
Date: 6 1 16 Application Number: DA 16-036 + 16	037
The Douglas County Community Development Department has received an application for:	
DEVELOPMENT APPLICATION: MPA + 2MA	
LAND DIVISION APPLICATION:	
Planner:	
Applicant: Martin Stahl	_
Project Address: 1378 N. Hwy 395 Gardnerville	-
APN 1220-04-101-029	
The Applicant is requesting: MPA to change from Commer. to MFR + 2 oning from NIC to MFR	acl
Zoning District: NC Community Plan: M/A	·
Your comments and /or recommended conditions of approval must be submitted no later than	
Please reply to Coleen Thran-Zepeda, Development Coordinator, by phone (775) 782-9012, email ctzepeda@douglasnv.us , or in room 221 at the Minden Inn.	
Comments (attach additional sheets as necessary):	PC
	9/13
	BOCC
P:\Planning & Development\Applications and Forms\Forms\Routing Sheet.doc	10/6

RECEIVED

JUN 0 f 2016

DOUGLAS COUNTY COMMUNITY DEVELOPMENT



DOUGLAS COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT
1594 Esmeralda Avenue
Post Office Box 218
Minden, Nevada 89423
TEL (775) 782-6217
FAX (775) 782-9007

www.douglascountynv.gov

DEVELOPMENT APPLICATION

						······································
FOR STAFF USE ON	LY			_		
DA 16-036		- -	CT	<u>z </u>	6-1-14	
File Number	Receipt Number		Received	Ву	Date	
Town:	Gard.	Floodplain Zone:			Zoning:	NC
Master Plan Land Use:		FIRM # & Date:			Case Plant	ier:
Regional/Community Plan:	m[a]	Wellhead Protecti	on Area (s)			
Agreement (Develop Master Plan Map A Master Plan Text A	on form is provided t, you must complet ements, before the apple teck all that apply) for tor tessory Dwelling Unit pment/Reim./Affordat mendment mendment ************************************	te this form and pplication is according to the polication is	incorpora epted by Speci Varia Varia Zonia Zonia Modificat Modi Modi	ite <u>all</u> requested i	nformation, as Development I	prescribed Department.
Street Address (if avail		7 395				
Assessor's Parcel Num	per(s): 1220-04-101	-029				
Approximately	72.18 _I	Feet Maximum S	outh of	Toler Ln/Doug	las Ave	
		(Circle one)		(Street Name)		·
Approximately	f	Feet EXXX r We (Circle one)	<u>st</u> of	HWY 395 (Street Name)		
*******	*********	******	*****	******	******	*****
C. Project Descript	lon					
The applicant requests:	A Master Plan Amendment					
and the Zoning designation from		ial to Multi-Family Res	sidential, on	a 1,66 acre parcel, loc	ated within the town	of Gardnerville
In the Minden/Gardnerville Cor	nmunity Plan.		·	· · · · · · · · · · · · · · · · · · ·		· · · · · · · · · · · · · · · · · · ·
List any previous applie	cations that have be	en filed for this	site: BLA	Doc# 588625 F	Recorded Sept	3, 2003

APPLICANT:				
Contact Name: Martin St	ahl	Compar	ıy:	
Address: 287 Shadow M	ountain Rd,	_City/State/Zip: Gardne	rville, NV 89460	
Telephone No: $()$ $\frac{7}{}$	75 690-5965	Fax No: () 775 782-2721	
E-mail Address: martinst				
OWNER:				
Contact Name: Martin St	ahl	Compa	nv·	
Address: 287 Shadow M		-		
Telephone No: () 7		- ·		
E-mail Address: martinst		144210.()	
ENGINEER/REPRESENTA				
Contact Name: Keith Rut		Compa	ny: R. O. Anderson Eng	gineering, Inc.
Address: 1603 Esmerald				
Telephone No: () 7				
E-mail Address: kruben@		· · · · · · · · · · · · · · · · · · ·)	paradonal de la la la la la la la la la la la la la
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know the contents thereof; and State of Nevada that the inform	owner(s) of said so hereby certi- nation contained	l in this application is truets if necessary)	nalty of perjury under thue and correct.	he laws of the
INTARTIN L. S Printed Name	TAHI	O to	1 St.11	5/14/16
Printed Name		Signature	<i>6</i> ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	Date
Printed Name		Signature		Date
Note: For permits requiring a perpendiction, all stockholders are I certify under penalty of perpension and the information herein submittal requirements are in access to a standard engineering scale (e. and identify all of the required information applicable).	nd officers (Dou ury that I am the submitted, are in ordance with the I g., 1"=10', 1"=20 formation.	glas County Code 20.04 applicant and that the fore all respects true and corre Nevada Revised Statutes a 0', 1"=30') that is appropri	4.010). going statements and answer. I also certify that all pand Douglas County Code	wers contained blans and , have been drawn
MARTIN L. ST	A / / /	271	1. Still	5/14/16
Printed Name	10/	Signature		Date

DOUGLAS COUNTY STEAT FLOTH & SHAT PLACES

DOUGLAS COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

1594 Esmeralda Avenue Post Office Box 218 Minden, Nevada 89423 TEL (775) 782-6217 FAX (775) 782-9007 www.douglascountynv.gov RECEIVED

JUN 0 1 2016

DOUGLAS COUNTY COMMUNITY DEVELOPMENT

DEVELOPMENT APPLICATION

FOR STAFF USE	ONLA		The second secon	Read day of the
TOKSTAFF USE	ONLI			
16-037		_	CTZ	6-1-14
File Number	Receipt Number		Received By	Date
Тоwп:	Aard	Floodplain Zone:		Zoning:
Master Plan Land Use:	•	FIRM # & Date:		Case Planner:
Regional/Community Plan	= m/a	Wellhead Protection	Arca (s):	
County. As an appli	cation form is provided cant, you must complete	te this form and in		plication with Douglas nformation, as prescribed Development Department.
A. Application for	(check all that apply)			
Agreement (Dev Master Plan Ma Master Plan Tex	Minor Accessory Dwelling Unit elopment/Reim./Affordat p Amendment t Amendment	ble Housing) Mo	Variance, Minor Zoning Map Amendmen Zoning Text Amendmen odifications to Existing Dev Modification, Major Modification, Minor	ť
B. Project Locat	ion			
Street Address (if av	ailable): 1378 N. HWY	/ 395		
	mber(s): 1220-04-101			
Approximately		Feet Macana Sour	th of Toler Ln/Dougle	as Ave
Approximately	۵	(Circle one)	(Street Name)	
Approximately		Circle one)	(Street Name)	
C. Project Descri	ption ts: A Master Plan Amendment from Neighborhood Commercia	to change the Master Pla	an Designation from Commercial	**************************************
List any previous apr	plications that have bee	en filed for this site	e: BLA Doc# 588625 Re	ecorded Sept. 3, 2003

APPLICANT:			
Contact Name: Martin Stahl	Compar	y:	
Address: 287 Shadow Mountain Rd,			
Telephone No: () 775 690-5965) 775 782-2721	
E-mail Address: martinstahl@aol.com	,		
OWNER:			
Contact Name: Martin Stahl	Compar	ıy:	
Address: 287 Shadow Mountain Rd.	City/State/Zip: Gardner	ville, NV 89460	
Telephone No: () 775 690-5965			
E-mail Address: martinstahl@aol.com			
ENGINEER/REPRESENTATIVE:			
Contact Name: Keith Ruben	Compar	y: R. O. Anderson Engineering	g, Inc.
Address: 1603 Esmeralda Ave.	City/State/Zip: Minden,	NV 89423	
Telephone No: () 775 - 215-5015			
E-mail Address: kruben@roanderson.co			
my/our interest in this application. I/we am/are the legal owner(s) of sai know the contents thereof; and so hereby certificate of Nevada that the information contained OWNER(s) of RECORD: (Include extra sheet and a second of the second of	fy (or declare) under pen I in this application is truets if necessary)	alty of perjury under the laws of and correct.	of the
Frinted Name	Signature		Date
Printed Name	Signature		Date
Note: For permits requiring a public hearing, to corporation, all stockholders and officers (Dou I certify under penalty of perjury that I am the herein and the information herein submitted, are in submittal requirements are in accordance with the I to a standard engineering scale (e.g., 1"=10', 1"=20 and identify all of the required information. APPLICANT/APPLICANT'S REPRESENT	glas County Code 20.04. applicant and that the foreg all respects true and correct Nevada Revised Statutes and ', 1"=30') that is appropria	010). Ding statements and answers cont Discretify that all plans and Douglas County Code, have bee	ained en drawn
Printed Name	Signature		Date

Anderson

June 1, 2016

Via Hand Delivery

RECEIVED

JUN 0 1 2016

DOUGLAS COUNTY COMMUNITY DEVELOPMENT

Douglas County Community Development P.O. Box 218 Minden, NV 89423

Statement of Justification and Detailed Description
A Master Plan Amendment and Zoning Map Amendment
1378 N. HWY 395, Gardnerville, NV
APN 1220-04-101-029

To Whom It May Concern:

Please consider this letter our statement of justification and detailed description on behalf of the owner, Martin Stahl, for the submittal of a Master Plan Amendment and the submittal of a Zoning Map Amendment to change the master plan designation from Commercial to Multi-Family Residential and to change the zoning designation from Neighborhood Commercial to Multi-Family Residential (maximum density of 16 units per acre; $1.66 \times 16/\text{acre} = 26.56 \times 16/\text{acre} = 26$

The project site is located on the southwest side of U. S. Highway 395 (Main Street) southeast of Toler Avenue and northwest of Waterloo Lane. It is just north of the Kingslane subdivision. Per the Assessor's database the property has a restaurant building with an attached garage. The parcel is within a Special Flood Hazard area, having floodplain designations of AO (Depth 1) and AE as per the FEMA FIRM 32005C0253H dated July 9, 2015.

The applicant is requesting a Master Plan Amendment to change the master plan designation from Commercial to Multi-Family Residential and is requesting a Zoning Map Amendment to change the zoning designation on the parcel from Neighborhood Commercial to Multi-Family Residential, in order to construct a multi-family residential development. The surrounding properties consist of the following:

Relation to Parcel	Master Plan designation	Zoning designation	Current Use
South	Multi-Family Residential	Multi-family	Kingslane Mobile
West	Commercial	residential Neighborhood	Home Subdivision Retail Building
vvest	Commercial	Commercial	Vecali paliang

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June 1, 2016
Martin Stahl MPA& ZMA
Statement of Justification and Detailed Description
Page 2 of L6

North/adjacent	Commercial	Neighborhood	Four Multi-family
		Commercial	Apartment Units /
			Funeral Home
North/across U.S.	Commercial	Neighborhood	Motel / Restaurant
Hwy 395		Commercial	
East/adjacent	Commercial	Neighborhood	Real Estate Office
		Commercial	
East/across U.S.	Commercial	Neighborhood	Preschool/Park strip
Hwy 395		Commercial	

Detailed Description of the Conceptual plan for the parcel:

At this time the multi-family concept consists of three separate structures with approximately 20 – 22 residential units. Each unit will have approximately 1,300 square feet of living space and will provide one covered parking space with additional guest parking as required per Douglas County Title 20 and the Design Guidelines for Multi-Family Residential. The applicant is currently working on a design for the living units and the required amenities, such as parking, landscaping, open space, and emergency access, as is required per Douglas County Code 20.664.120 Multi-family housing (multi-family residential zoning district). (Please refer to the conceptual floor plans, exterior elevations and development plan provided)

The applicant is aware that due to the nature of the flood zone designations of AO D1 and AE on the site, that during the Design Review application process of the project, that a Flood Impact Study, along with a Conceptual Drainage Study, Grading and Drainage Plan will be required with the application submittal for review by the Douglas County Engineering staff to verify the impacts to adjacent and neighboring parcels with the development of this site. The type of construction of the structures will also be verified by the Building Division with the Design Review submittal, to meet FEMA's standards for constructing in the Special Flood Hazard Area. Any type of construction, be it residential or commercial would require the same level of evaluation for construction in the special flood hazard area.

The applicant has provided a Traffic and Impact Study, prepared by Solaegui Engineers, as is required by this application. The recommendations and conclusions from the study indicate that the proposed conceptual multi-family project will have little impact on the adjacent street network. The engineer does make the recommendation that with the development of the site,

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June 1, 2016 Martin Stahl MPA& ZMA Statement of Justification and Detailed Description Page 3 of 16

that access to the project be provided from a single driveway that is shared with the adjacent property owner, to the east, a real estate office. It is also recommended that the driveway continue to allow the full turning movements so sight distance can be maintained. In addition any required signing, striping and traffic control improvements are required to comply with Douglas County and the Nevada Department of Transportation.

The following is our analysis of the required findings for a Master Plan Amendment and the findings for a Zoning Map Amendment; per Douglas County Code Sections 20.608.040 and 20.610.050:

Findings for a Master Plan Amendment 20.608.040:

The planning commission and the board shall, in approving an amendment to the master plan land use map or text, make the following findings:

A. The proposed amendment is consistent with the policies embodied in the adopted master plan and the applicant has demonstrated the amendment promotes the overall goals and objectives of the master plan and has demonstrated a change in circumstances since the adoption of the plan that makes it appropriate to reconsider one or more of the goals and objectives of land use designations.

Comment:

The requested master plan designation of Multi-Family Residential is consistent with the policies in the 2011 Master Plan. "This designation supports the highest density planned in Douglas County. Development ranges from no less than six to a maximum of 16 dwelling units per acre. Multi-Family Residential provides opportunities for mixed-use projects that can encourage downtown revitalization and realize efficiencies in the utilization of public services and facilities. The Multi-Family Residential land use is located in the Urban Service Areas of Minden, Gardnerville, Gardnerville Ranchos, and Indian Hills." This project provides the opportunity to revitalize a parcel that has been vacant at times and has seen a constant turnover of unsuccessful commercial uses. It will be able to utilize existing public services and facilities. The proposed Master Plan Amendment is within an established urban area, which further supports the land use policies embodied in the

Anderson

June 1, 2016 Martin Stahl MPA& ZMA Statement of Justification and Detailed Description Page 4 of _6

adopted Master Plan and the Minden/Gardnerville Community Plan. As pursuant to Section 20.650.010 of the Douglas County Code, the purpose of the Multi-Family Residential district is intended for the development of high-density residential areas with a variety of housing options, including small lot multi-family projects within existing urban services areas of Gardnerville.

B. The proposed amendment is based on a demonstrated need for additional land to be used for the proposed use, and that the demand cannot be reasonably accommodated within the current boundaries of the area.

Comment:

This project provides the opportunity to revitalize a parcel that has been vacant at times and has seen a constant turnover of unsuccessful commercial uses. The property owner wishes to utilize the property to a better potential, and in order to do so, a change of land use and zoning is required. As per MG Policy 1.12 of the Master Plan, "Multi-family residential projects shall be located within the urban service and receiving areas of Minden and Gardnerville. Multi-family residential projects shall be located within a reasonable proximity to major roadways, commercial centers, emergency services, schools, pedestrian trails, and other urban services." The proposed project is conveniently located to U.S. Hwy 395, and to existing, established commercial centers, schools and emergency services, that are well within walking distance from the project site.

C. The proposed amendment would not materially affect the availability, adequacy, or level of service of any public improvement serving people outside of the applicant's property and will not be inconsistent with the adequate public facilities policies contained in chapter 20.100 of this title;

Comment:

There are existing services on site, such as sewer and water services, phone, cable, electric and gas services, in addition to those in close proximity to the site. The applicant has made initial contact to the existing service providers, to plan for the proposed project and has discussed the matter of upgrading services, when the time comes to develop the site.

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June 1, 2016 Martin Stahl MPA& ZMA Statement of Justification and Detailed Description Page 5 of 6

D. The proposed amendment is compatible with the actual and master planned use of the adjacent properties and reflects a logical change to the boundaries of the area in that it allows infrastructure to be extended in efficient increments and patterns, it creates a perceivable community edge as strong as the one it replaces, and it maintains relatively compact development patterns. (Ord. 1001, 2002; Ord. 763, 1996)

Comment:

As stated in the Project Description the project site is bordered to the south and adjacent north by Multi-family uses, such as a small apartment building and the Kingslane Mobile Home Subdivision. To the immediate west is a small retail building and north across U.S. Hwy 395 is a motel, restaurant and backyard area of a preschool. Changing the master plan designation from commercial to multi-family residential allows the parcel to be developed as proposed meeting the Master Plan policies MG 1.12 and MG 1.13 to encourage the intermixing of multi-family residential projects within commercial and other residential neighborhoods whenever possible. In addition, as per the MG Policy 2.10 "Improve U.S. Highway 395's image, Old Town and the 'S' curve continue to be a priority investment district." This request to change the master plan to multi-family residential provides that the property owner is investing in improving this parcel and providing an opportunity to revitalize a parcel that has been vacant at times and has seen a constant turnover of unsuccessful commercial uses.

Findings for Zoning Map Amendment 20.610.050:

When approving a zoning text or map amendment the planning commission and the board must make the following findings:

A. That the proposed amendment is consistent with the policies embodied in the adopted master plan and the underlying land use designation contained in the land use plan;

Comment: The requested zoning designation of Multi-Family Residential is consistent with the policies in the 2006 Master Plan and the requested land use designation. The proposed ZMA is within an established urban area, which further supports the land use policies embodied in the adopted Master Plan and the Minden/Gardnerville Community Plan. As pursuant to Section 20.650.010 of the Douglas County Code, the purpose of the

△ Anderson

June 1, 2016 Martin Stahl MPA& ZMA Statement of Justification and Detailed Description Page 6 of 6

Multi-Family Residential district is intended for the development of high-density residential areas with a variety of housing options, including small lot multi-family projects, within existing urban services areas of Gardnerville.

B. That the proposed amendment will not be inconsistent with the adequate public facilities policies contained in this title;

Comment: The development complies with the adequate facilities ordinance, and is consistent with Title 20 of Douglas County Code.

C. That the proposed amendment is compatible with the actual and master planned use of the adjacent properties.

Comment: The project site is within the urban area boundary of the Town of Gardnerville. Per the Minden/Gardnerville Community Plan of the Master Plan the project site is within the area designated as Old Town and the 'S' curve of the Town of Gardnerville. Changing the zoning designation from neighborhood commercial to multi-family residential allows the property owner to meet the Master Plan MG Policy 2.10 "Improve U.S. Highway 395's image. Old Town and the 'S' curve continue to be a priority investment district" as the property owner is investing in improving this parcel and providing an opportunity to revitalize a parcel that has been vacant at times and has seen a constant turnover of unsuccessful commercial uses. In addition, the request to change the zoning from neighborhood commercial to multi-family residential meets the Master Plan policies MG 1.12 and MG 1.13 to encourage the intermixing of multi-family residential projects within commercial and other residential neighborhoods whenever possible.

Thank you for your consideration regarding this project.

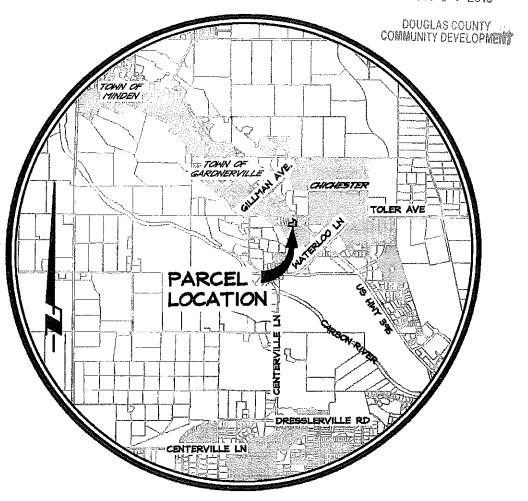
Sincerely,

R.O. ANDERSON ENGINEERING, INC.

Associate Planner

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JUN 0 1 2016



SCALE 1"= 4,000"

R O Anderson WWW.ROANDERSON.COM

NEVADA 1603 Eamerolda Ave P.O. Box 2229 Minden, NV 89423 p 775.782.2322 f 775.762.7084

-005\CAD\Planning\Exhibits\0957-005 ViCINITY MAP.dwg 5/11/2016 12:34:55 PM Marie A. Hulse

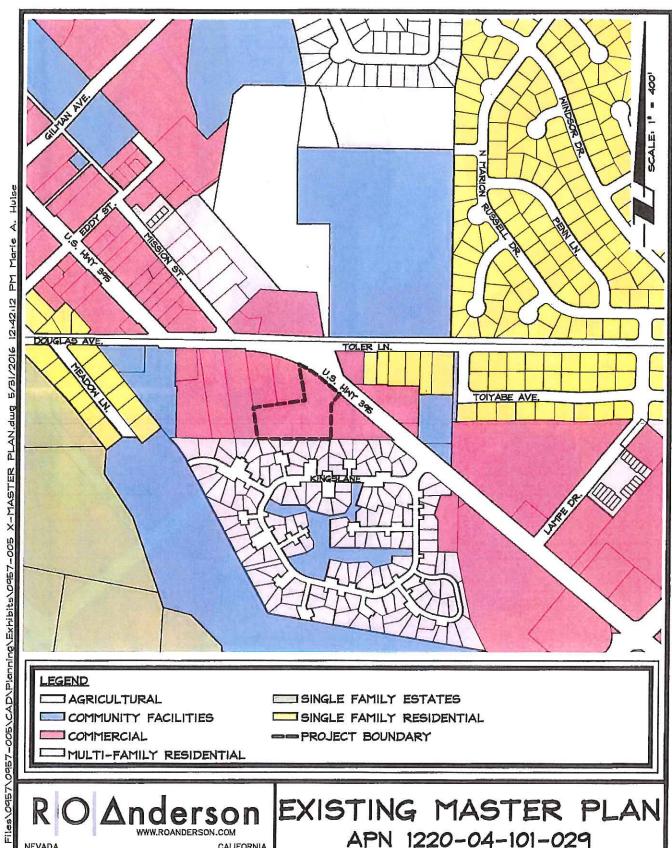
CALIFORNIA 595 Tahoe Keys Blvd Suite A-2 South Lake Tahoe, CA 96150 p 530,600,1660 f 775,762,7084 VICINITY MAP

APN 1220-04-101-029

MARTIN STAHL MPA \$ ZMA

0957-005

06/01/16



WWW.ROANDERSON.COM

NEVADA 1603 Esmeralda Ave P.O. Box 2229 Minden, NV 89423 p 775.782.2322 f 775.782.7084

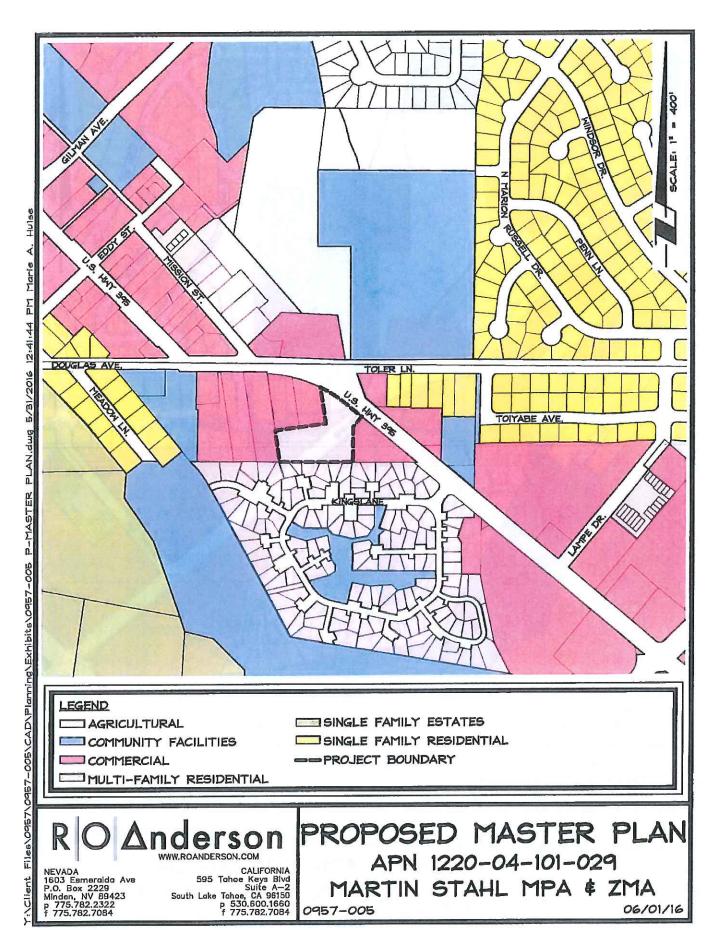
CALIFORNIA 595 Tahoe Keys Blvd Sulte A-2 South Lake Tahoe, CA 96150 p 530,600.1660 f 775,782,7084

EXISTING MASTER PLAN APN 1220-04-101-029

MARTIN STAHL MPA \$ ZMA

0957-005

06/01/16



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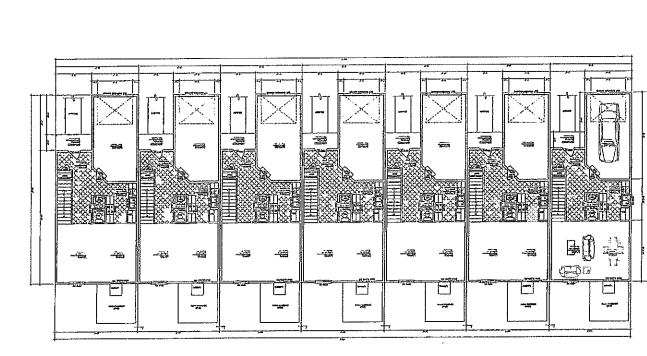
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PROJECT

PROPOSED APARTMENT COMPLEX
OWNERS: MARTIN & LUDIMILLA STAHL
1378 N, HWY. 395
GARDNERVILLE, NV.
A.P.N. 1220-04-101-029

P-30

P 251 510EY FLOOR PLAN



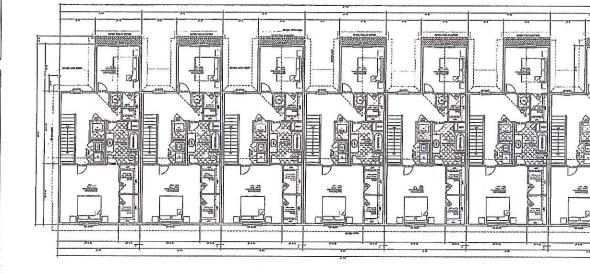
COMMUNITY DEVELOPMENT

SHEET WILL

CONTRACTOR

PROJECT

SECOND STORY PLOOR PLAN



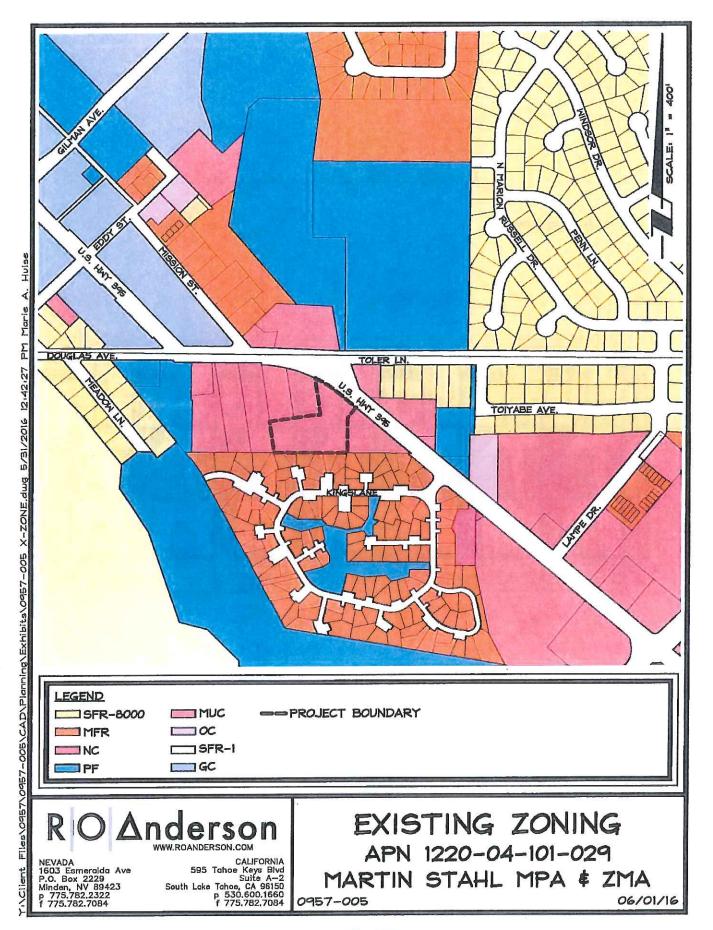
PROPOSED APARTMENT COMPLEX
OWNERS: MARTIN & LUDINILLA STAHL
1378 N. HWY. 395.
GAEDNERULLE, NV.
A.P.N. 1220-04-101-029

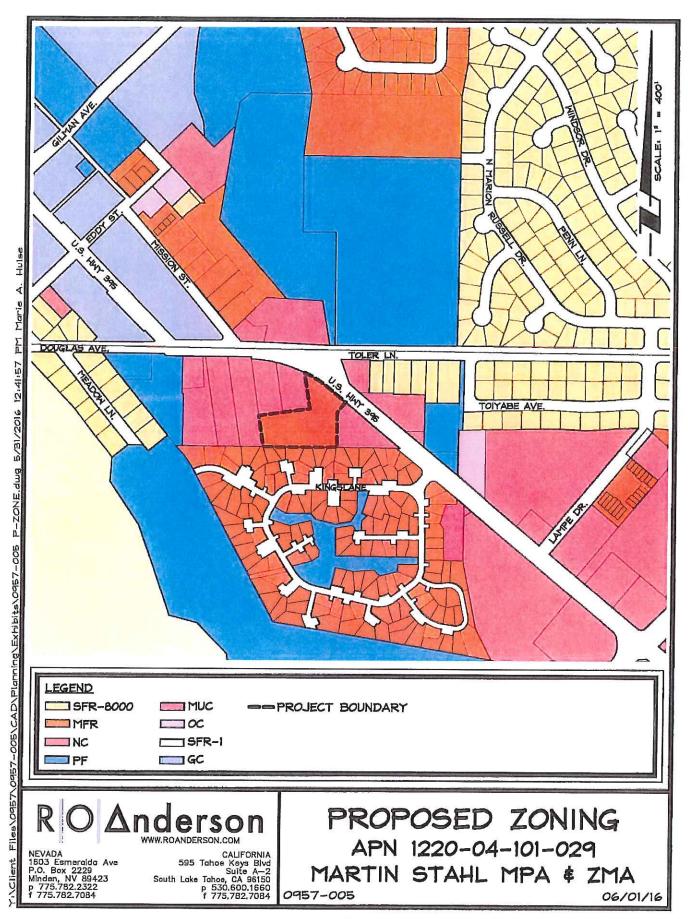
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DOUGLAS COUNTY
COMMUNITY DEVELOPMENT

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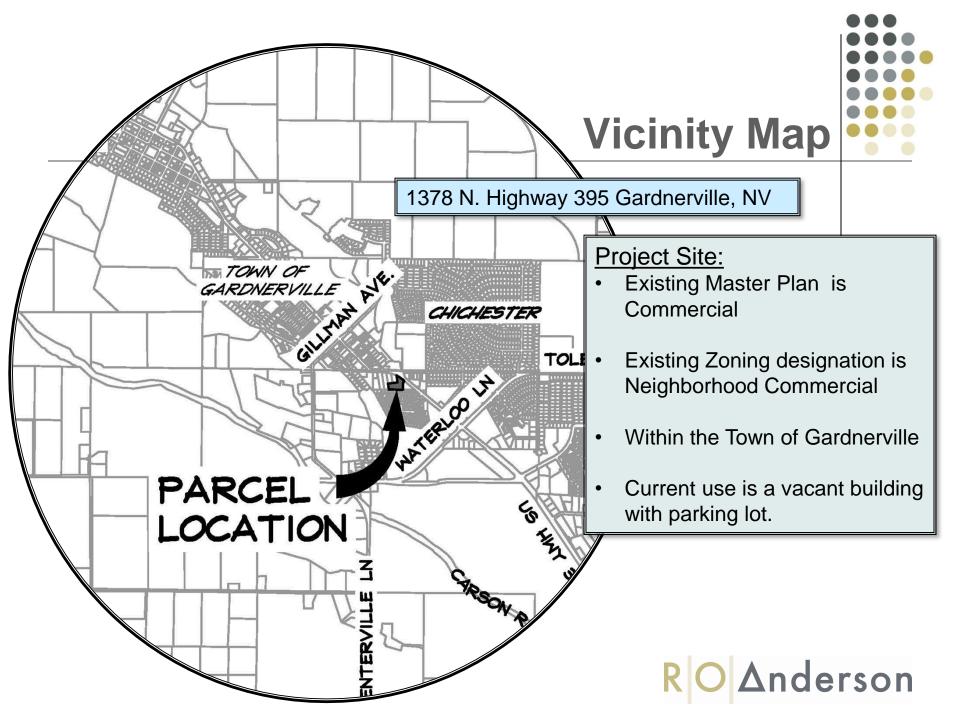


Master Plan Amendment and Zone Change for Martin Stahl 1378 N. Highway 395, Gardnerville

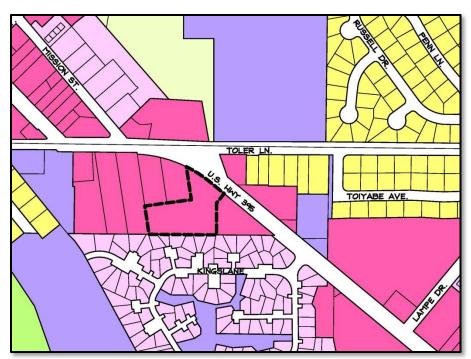
Town of Gardnerville – Town Board Meeting August 2, 2016



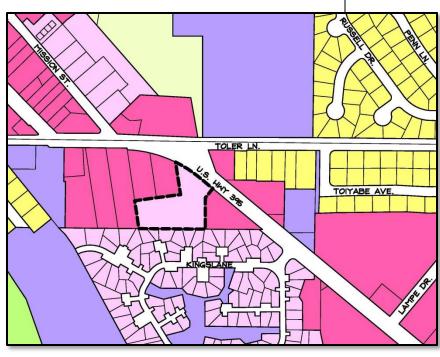




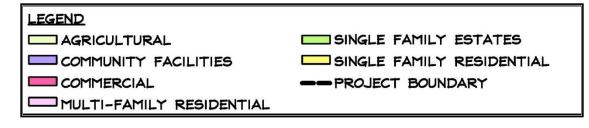
Master Plan Amendment Request



EXISTING MASTER PLAN COMMERCIAL



PROPOSED MASTER PLAN MULTI-FAMILY RESIDENTIAL





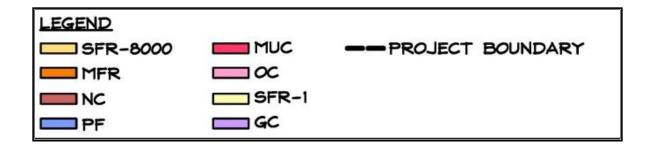
Zone Change Request



EXISTING ZONING DESIGNATION NEIGHBORHOOD COMMERCIAL



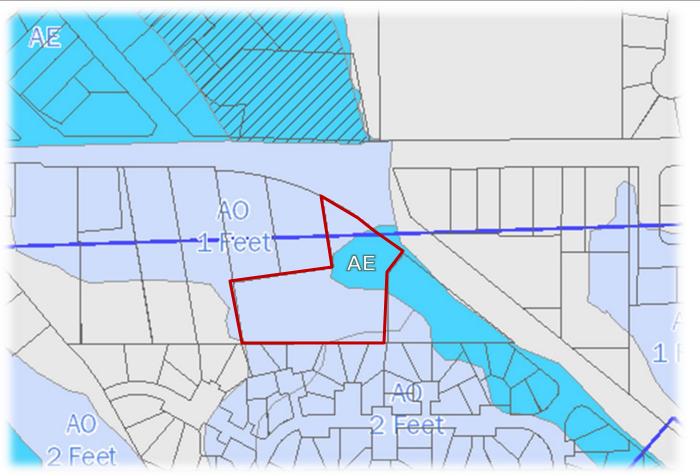
PROPOSED ZONING DESIGNATION MULTI-FAMILY RESIDENTIAL







Current Flood Zone Designations

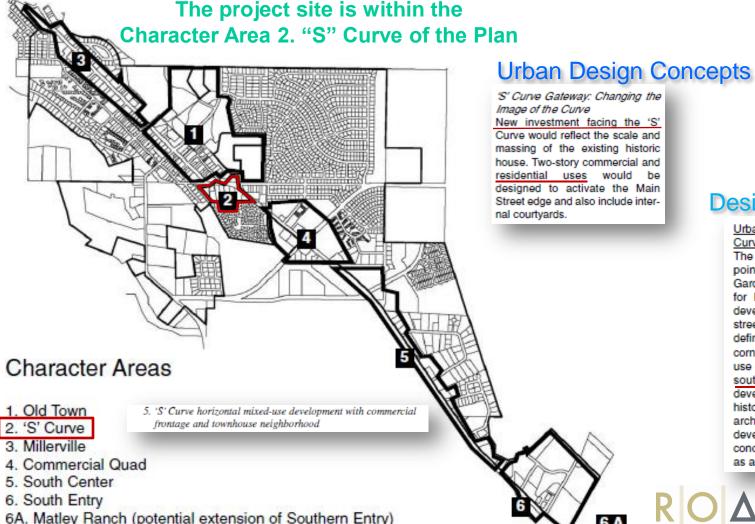


FEMA FIRM 320008 0253 H dated: June 15, 2016



Consistency with Gardnerville Plan for Prosperity – S curve





Design Guidelines

Urban Design Concepts for the 'S' Curve

The 'S' Curve is the traditional arrival from the south Gardnerville's Old Town, The Plan for Prosperity envisions mixed-use development that orients towards the street and the curve to reinforce the definition of the entry. It includes a corner plaza and a multi-story mixeduse building facing the curve. On the south is a horizontal mixed-use development that incorporates the historic house and uses it as an architectural reference for new development to barrow from. The concept also includes a small green as a focal point for the development.

R O Anderson

Consistency with



Gardnerville Plan for Prosperity – S curve

Section One: Opportunities, Objectives, Goals and Policies

The 'S' Curve

The community views the curve in US 395, where historic Main Street met Douglas Road, as an area with opportunities for reinvestment. Commercial uses including retail, office, and hotels were identified as most desirable. New landscaping and architecture that resembles Gardnerville's older buildings was recommended

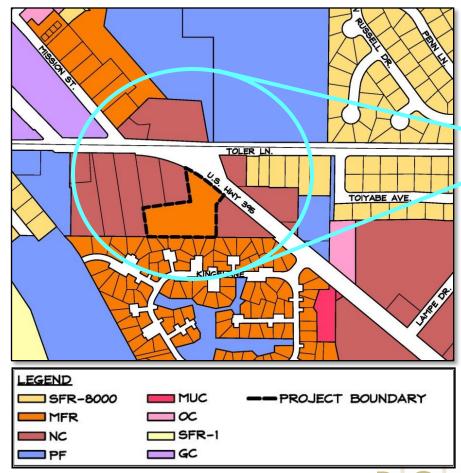
GOAL 2: Create a New 'S' Curve To redevelop the 'S' Curve as a visually pleasing mixed-use project.

Policy 2.1: 'S' Curve Land Use
Redevelop the 'S' Curve as a
mixed-use extension and entry for
Old Town with visitor, commercial,
and residential uses.

Policy 2.2: 'S' Curve Circulation

New investment should resolve
the roadway safety of the curve
and enhance pedestrian connections to adjacent neighborhoods
and Old Town.

Policy 2.3: 'S' Curve Urban Design
New development should incorporate historic buildings, hide parking and make an esthetic thematic
connection to Old Town.

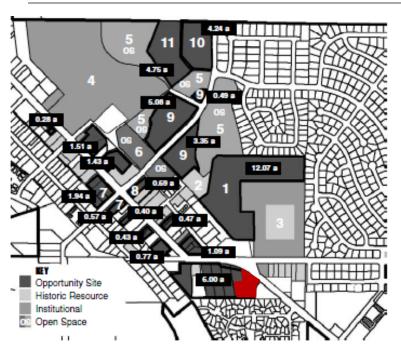


Mixed-Use

R O Anderson

Consistency with Gardnerville Plan for Prosperity – S curve





Old Town Development Program Summary

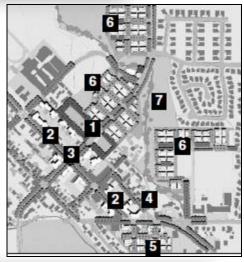
Zone 1: Main Street	Site Area	MP Density	Proposed FAR/Use	Program	Parking Demand
	9.58 a	0.25-0.50 FAR	0.50 FAR commercial	208,652 SF	87 spaces/acre
Zone 2: Gilman Avenue					
	17.91 a	0.25-0.50 FAR	12 du/a residential storefront retail	215 du's 10.000 SF	29 spaces/acre
Zone 3: 'S' Curve					
	6.00 a	0.25-0.50 FAR	12 du/a residential	72 du's	34 spaces/acre
Zone 4: Hallwinkel Ranch					
	12.07 a	5 to 12 du/a	8 du/a residential open space	96 du's creek trail	18 spaces/acre

Section Two: Urban Design Concepts

2.2 Old Town/'S' Curve Development Area Concepts

The Old Town and 'S' Curve area is the historic center for Gardnerville. The urban design concept for this area emphasizes creating continuity of street and open space edges that frame and activate it as a pedestrianfriendly 24-hour district. It provides storefront commercial uses along Main Street, Gilman and side streets. Commercial and residential uses frame and activate Heritage Park and provide a well-defined walking edge. Compatible scale infill projects are to blend in with existing buildings and hide parking.

 Parcels south of the 'S' Curve are to developed as a horizontal mixed-use project with commercial uses facing Main Street and townhouse density residential behind; and



 'S' Curve horizontal mixed-use development with commercial frontage and townhouse neighborhood



Consistency with Gardnerville Plan for Prosperity – S curve



Section Three: Character District Guidelines

'S' Curve Guidelines

DESIGN GOAL: New investment in the 'S' Curve should reinforce its role as an important point of arrival in Old Town.

Site Connections

- · Building entries should be located facing streets.
- Public streets and open spaces should be the primary means of visually and functionally connecting various buildings and development in the future.

Building Alignments and Orientation

- As an extension of Old Town, commercial buildings should be aligned and orientated towards public streets.
- The ground floors of new buildings should match existing traditional commercial and mixed-use buildings where transparent storefronts contribute to pedestrian edges and connections.
- Building and landscape setbacks along Main Street should provide an interconnected sidewalk system.
 Commercial buildings should have storefronts and be located along the sidewalk.
- Residential development should have front yards and porches and be oriented towards the street.
- Housing should be oriented towards streets and open spaces. Rear yard fence conditions along public streets should not be permitted.

Streetscape and Landscape Design

The US 395 traffic calming and streetscape concepts

for the area should remove the concrete wall in the road and extend Main Street's lighting and landscaping.

Roadway and Parking Lot Design

- Parking lots and driveways should be accessed by mid-block alleys rather than by individual curb cuts.
- Parking lots should be located in the middle of Main Street blocks, hidden behind buildings.

Response to Architectural Context

- New projects should feel as thought they are part of Old Town.
- On the north of Main Street storefront buildings should be brick with strong cornice lines and punched window openings. Commercial buildings should have flat roofs or gable roofs hidden behind a parapet.
- On the south side, residential architecture should have gable roofs with an emphasis on porches facing the street with parking at the rear of the site.

Signage Design

- Signs in the 'S' Curve area should be similar to Old Town. They should be mounted on buildings and work at the modest scale of the historic state highway (rather than possess large auto-oriented signs) as well as part of the pedestrian experience.
- Window signs should be part of the overall graphic concept for the business and part of the pedestrian signage tradition.



Consistency with the Douglas County <u>Master Plan – S curve</u>



395

As per MG Policy 1.12 of the Master Plan, "Multi-family residential projects shall be located within the urban service and receiving areas of Minden and Gardnerville. Multi-family residential projects shall be located within a reasonable proximity to major roadways, commercial centers, emergency services, schools, pedestrian trails, and other urban services."

and MG 1.13 to encourage the intermixing of multi-family residential projects within commercial and other residential neighborhoods whenever possible.

The proposed project is conveniently located to U.S. Hwy 395, and to existing, established commercial centers, schools and emergency services, that are well within walking distance from the project site.

MG Policy 2.10 "Improve U.S. Highway 395's image, Old Town and the 'S' curve continue to be a priority investment district."

This request to change the master plan to multifamily residential provides that the property owner is investing in improving this parcel and providing an opportunity to revitalize a parcel that has been vacant at times and has seen a constant turnover of unsuccessful commercial uses.





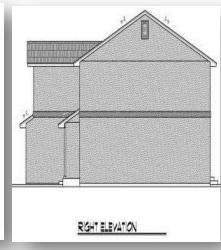


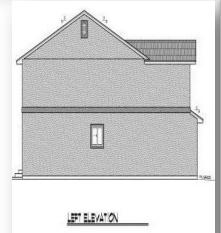


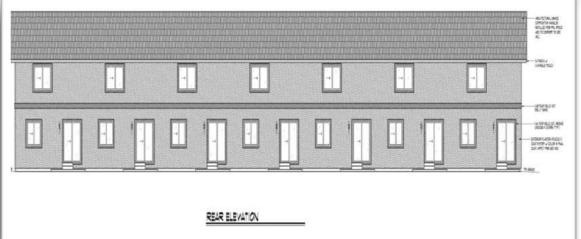


Conceptual Plan Main Street Apartments











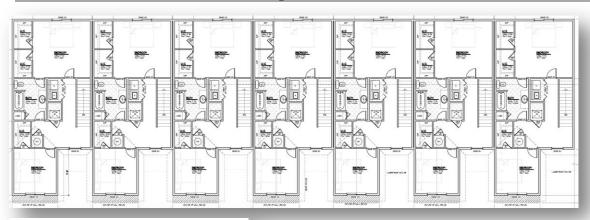
DEC CHIEF TO

PROPOSED APARTMENT COMPLEX
OWNERS: MARTIN & LUDIMILLA STAHL
1378 N. HWY. 395
GARDNERVILLE, NV.
A.P.N. 1220-04-101-029

PROJECT



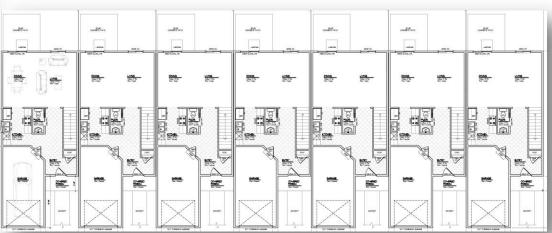
Conceptual Plan Main Street Apartments



SECOND STORY FLOOR PLAN

BOOD STORY LANG - 489 HEAVED SOFT.

SCALE OF - 1-6F



FIRST STORY FLOOR PLAN

SOME BOTH AND SOME STORY



CRIGIN DATE: 05/31/16
REVISION DATE

PROPOSED APARTMENT COMPLEX
OWNERS: MARTIN & LUDIMILIA STAHL
1378 N. HWY. 395
GARDNERVILLE. NV.
A.P.N. 1226-04-101-020

PROJECT





Request approval of:

- Master Plan Amendment: Changing the master plan designation from Commercial to Multi-family Residential
- Zone Change: Changing the zoning designation from Neighborhood Commercial to Multi-family Residential



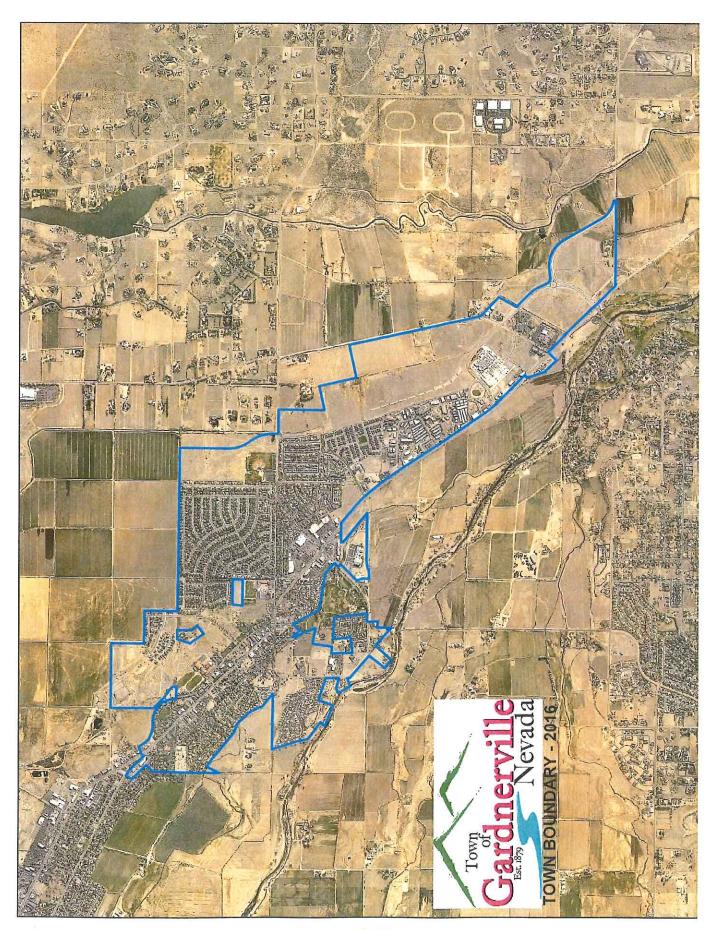
Gardnerville Town Board

AGENDA ACTION SHEET



1. <u>For Possible Action:</u> Discussion with possible input on the 2017 Douglas County Master Plan update, with focus on the Gardnerville Community Plan and request for "stakeholder" input on current Master Plan and/or possible Master Plan Amendments. Presentation by Candace Stowell, Wells Barnett Associates, LLC; with public comment prior to Board action.

	Amendments. Presentation by Candace Stowell, Wells Barnett Associates, LLC; with public comment prior to Board action.
2.	Recommended Motion: Provide staff direction as needed per discussion.
	Funds Available: ☐ Yes
3.	Department: Administration
4.	Prepared by: Tom Dallaire
5.	Meeting Date: August 2, 2016 Time Requested: 40 minutes
6.	Agenda: □Consent □ Administrative
the	ackground Information : Douglas County has hired Wells Barnett Associates to perform master plan update for 2016. Candace is working for Wells Barnett and is the project anager for the master plan update. She has many ideas and would like some input as we coust the masterplan and the town's wants and needs further.
	nave performed a breakdown, both in a spreadsheet form and GIS did the maps indicating a specific zoning so we can get a better feel for what is located within the town today.
COI Wh ma	have provided that information attached to this cover sheet for your review and insideration. That updates does the board want in the masterplan. I have redlined the contents of the asterplan. Please review the sheets and add your input. There are some questions we will during the meeting.
gat zor	nere does the town expand to the west or east and what does the zoning look like? I am still thering data form the county on what we have on the books to date as far as homes and ning in the existing receiving area. But I think this information will help paint a clear picture where improvements are needed.
7.	Other Agency Review of Action: ✓ Douglas County ✓ N/A
8.	Board Action:
	Approved



Master Plan UPDATE 2016

Should the Community Plan Boundary be split between Gardnerville and Minden?

encourage more density in the town core the change in Zoning (mixed use commercial, Would it be helpful to allow multifamily zoning within commercial land use category to Multi Family would be allowed in commercial?

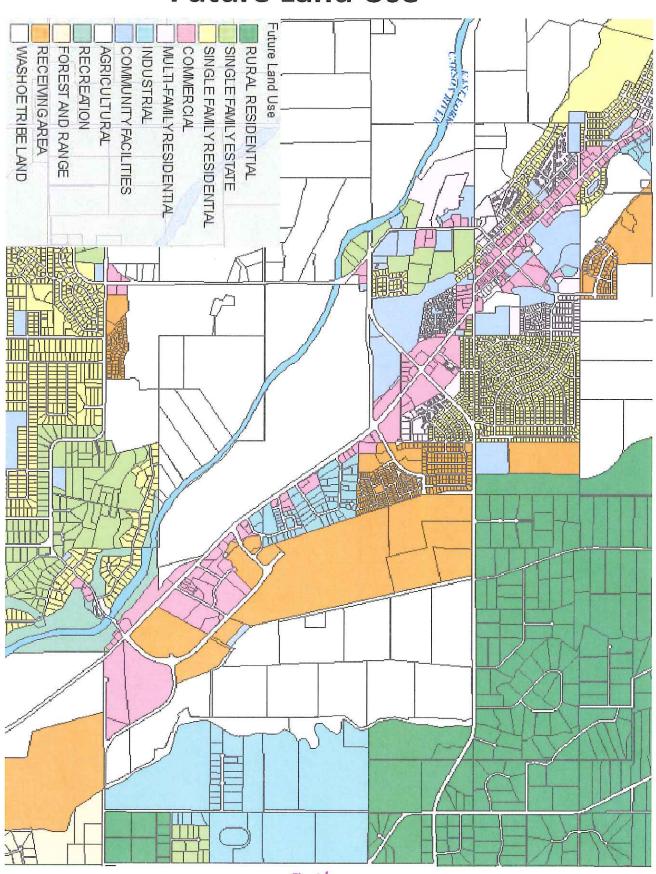
Does the existing Master Plan goals need to be changed for Gardnerville?

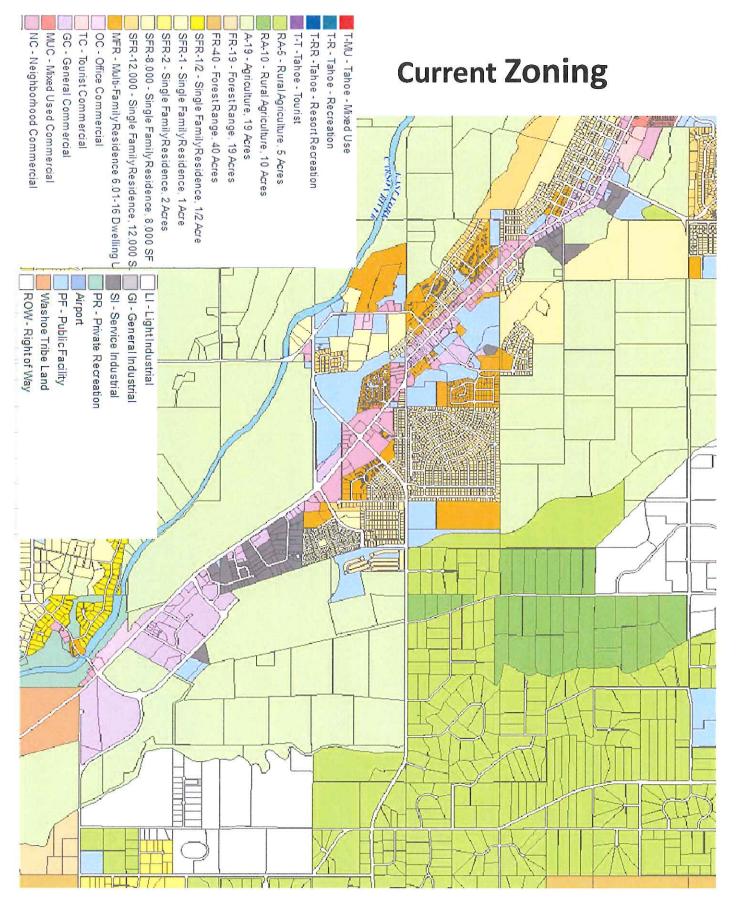
What specific actions are needed for the next five years to meet the goals for the Gardnerville Community Plan?

Do we add the Corley Ranch development?

How far East and West do they see Gardnerville going?

Future Land Use





Acres Master plan 1.45 A-19	1.35 A-19 plus other 195.74 RECEIVING AREA	149.50 GC 11.62 RECEIVING AREA	148.97 MFR 0.56 Commercial 75.60 RECEIVING AREA 8.13 MFR plus other Zones	90.85 NC 0.57 MUC 6.29 NC plus Other zones	7.00 OC	2.31 TC	146.11 PF 7.73 AGRICULTURAL 5.70 RECEIVING AREA
Notes		Commercial	Multi Family 130 200	Neighborhood Commercial 140	Office Commercial 140	Tourist Commercial	Public Facilities
Acres 198.54	195.74	161.12 85.14	233.26 6.54 36.15	97.71 15.89	7.00 4.16	2.31 0.00	159.54
k		k k	L L L	k k	k k		k .
Zone A-19	%66	GC 53%	MFR 3% 15%	NC 16%	0C 59%	1C	ዋ
	Vacant	Vacant	Vacant Single Family	Vacant	Vacant	Vacant	
parcels 4		76	613	100	7	7	41
Number of parcels		b.	k	k	L	L	k

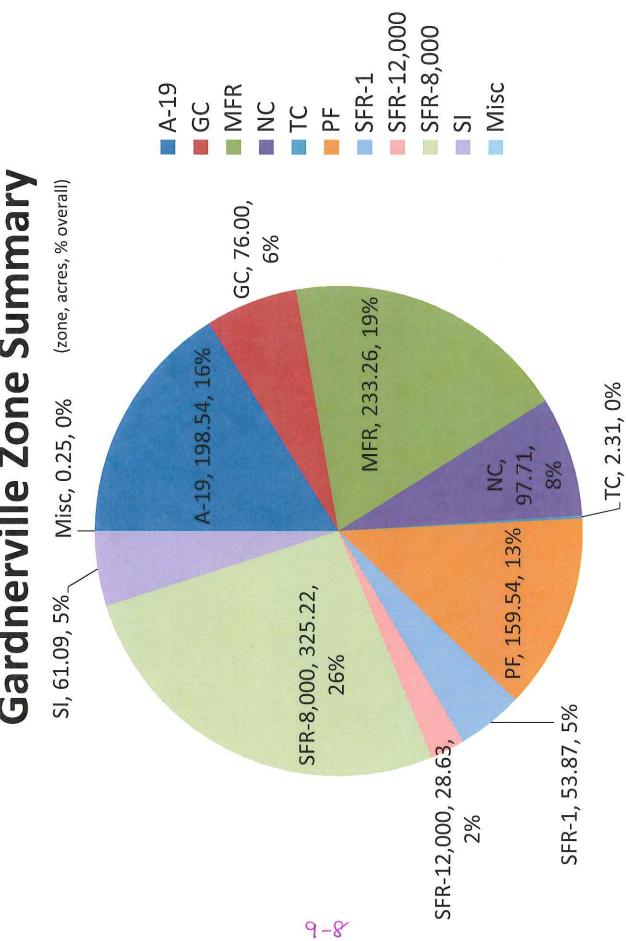
0.00 SFR-1 26.65 RECEIVING AREA 27.22 SINGLE FAMILY ESTATE	21.51 SFR-12,000 7.12 RECEIVING AREA	174.52 SFR-8,000 119.51 RECEIVING AREA 0.18 COMMERCIAL 0.51 AGRICULTURAL 30.49 SFR-8,000 plus other zone		11	2.08 sq. miles
120 120			Service Industrial		Acres VACANT ACRES Currently
53.87 14.99 2.10	28.63 0.12	325.22 107.72	61.09 0.97	0.25	1328.55 431.27
SFR-1 28% 14%	SFR-12,000 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	SFR-8,000 33%	SI 2%	Misc 0%	Parcels
174 Vacant Park/open space/ Common area	78 Vacant	1153 Vacant/open space	68 Vacant	1 Vacant	2317

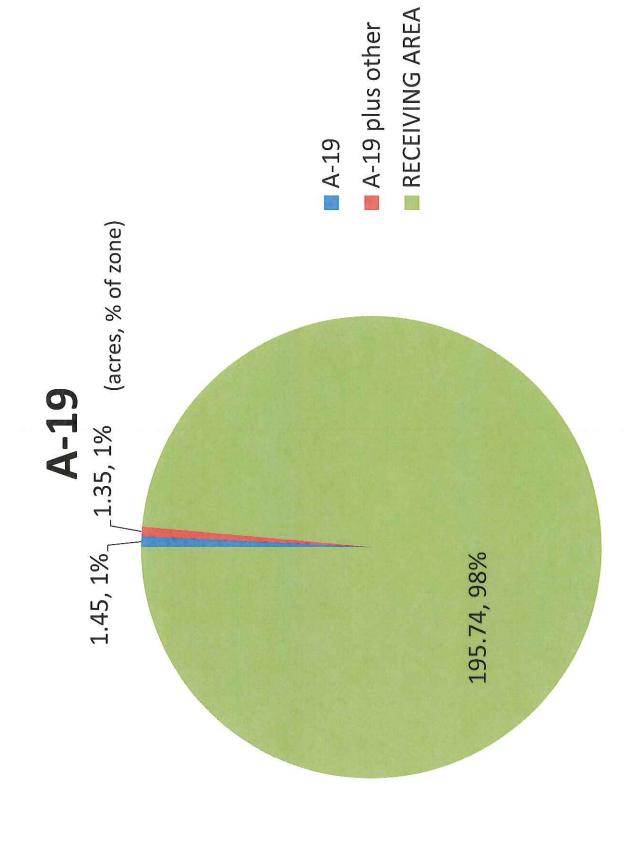


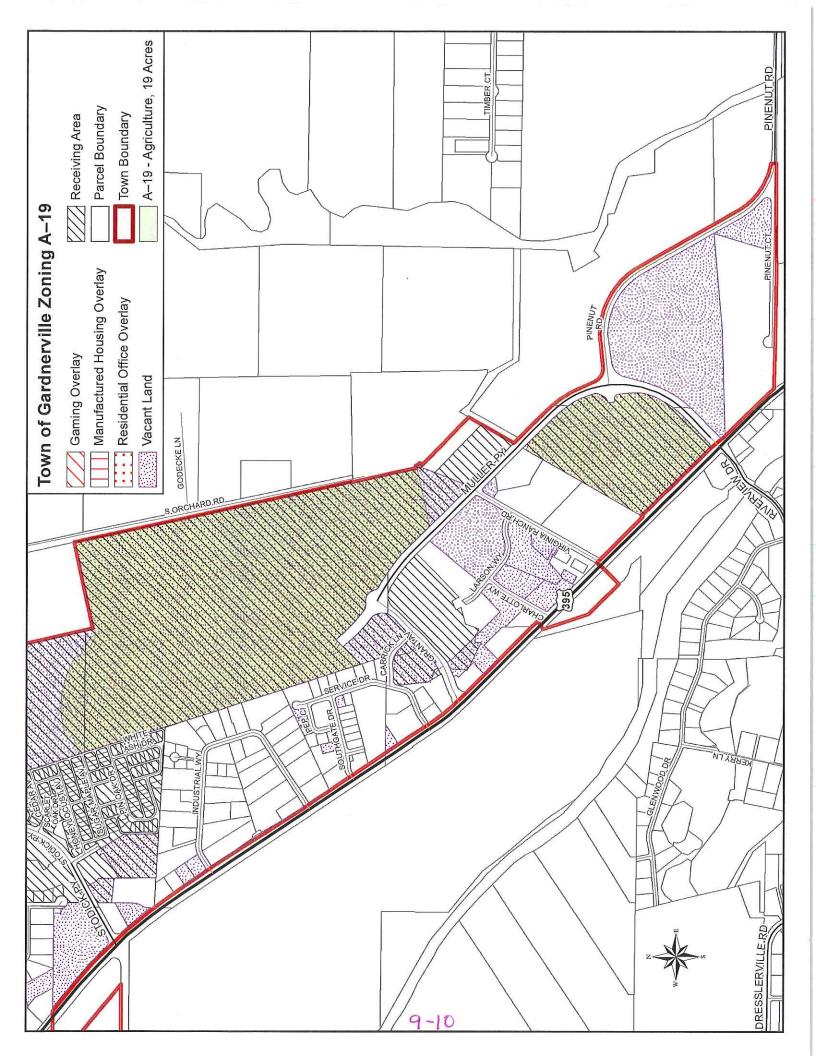
Developed acres in the Town of Garnderville currently

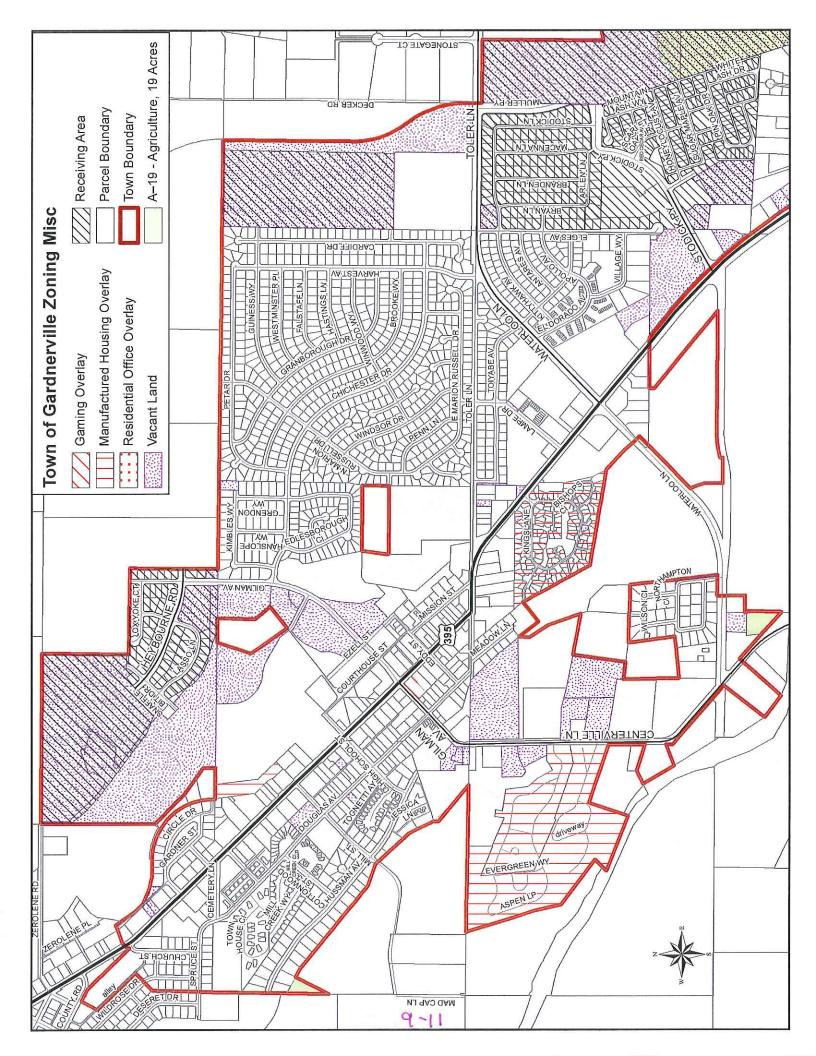
897.28

Gardnerville Zone Summary

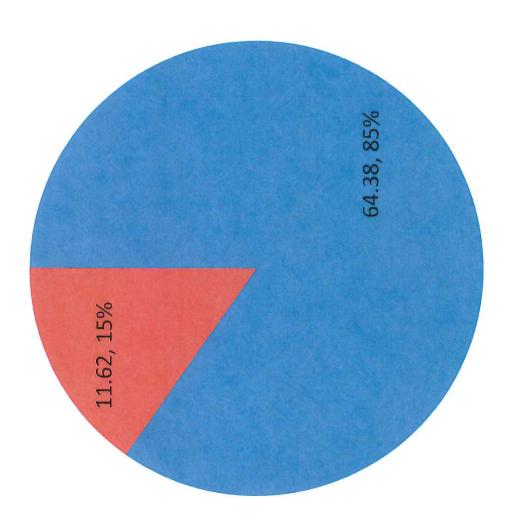






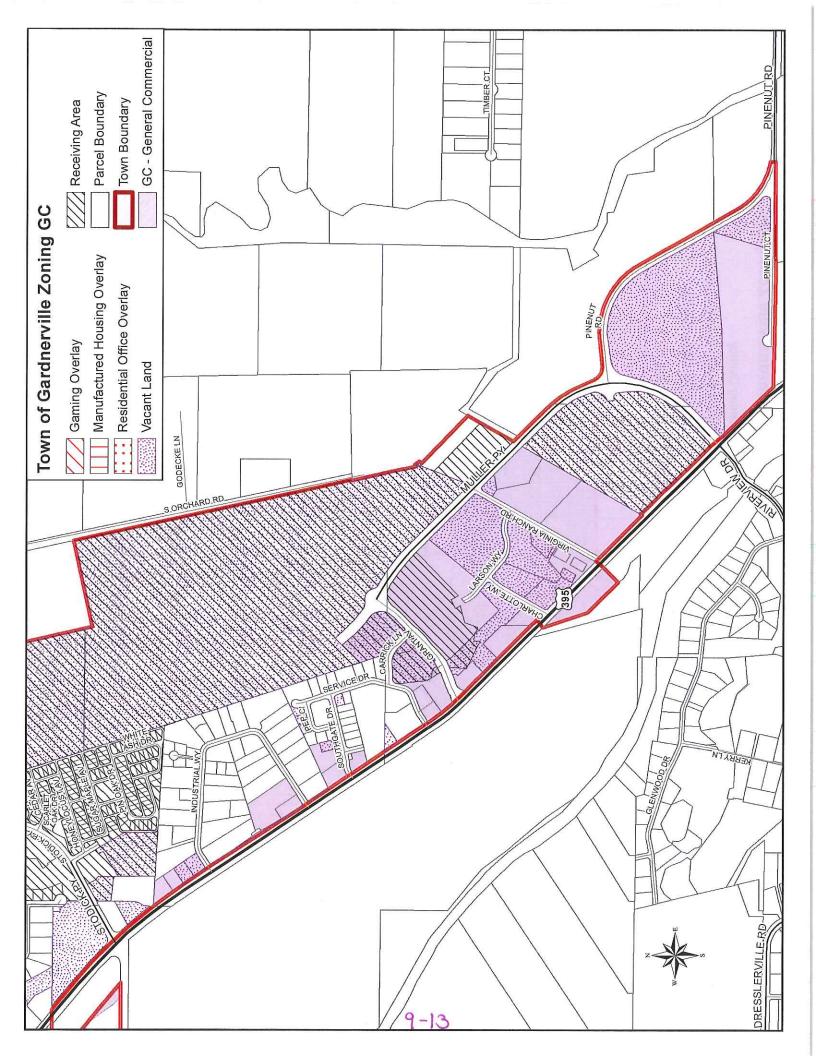


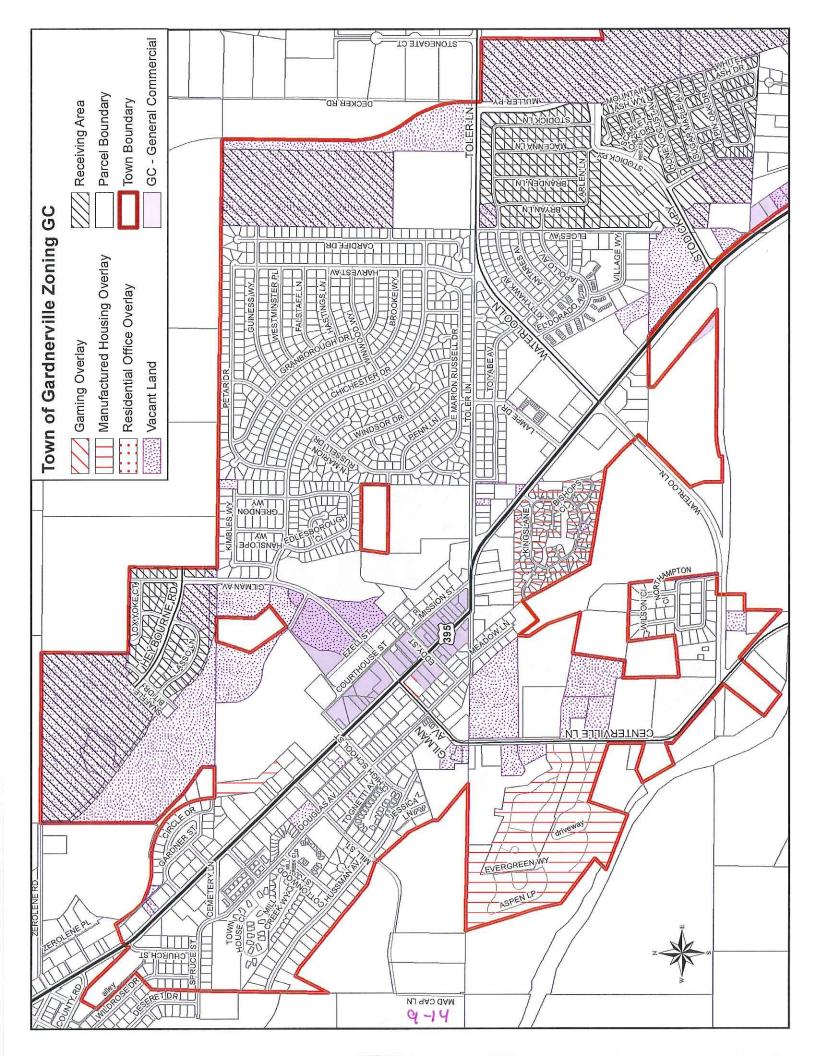


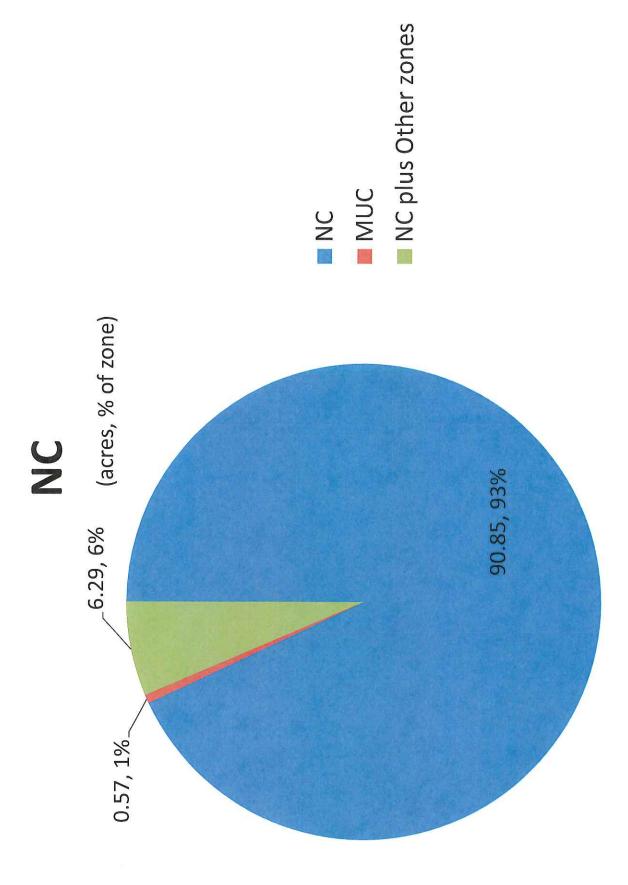


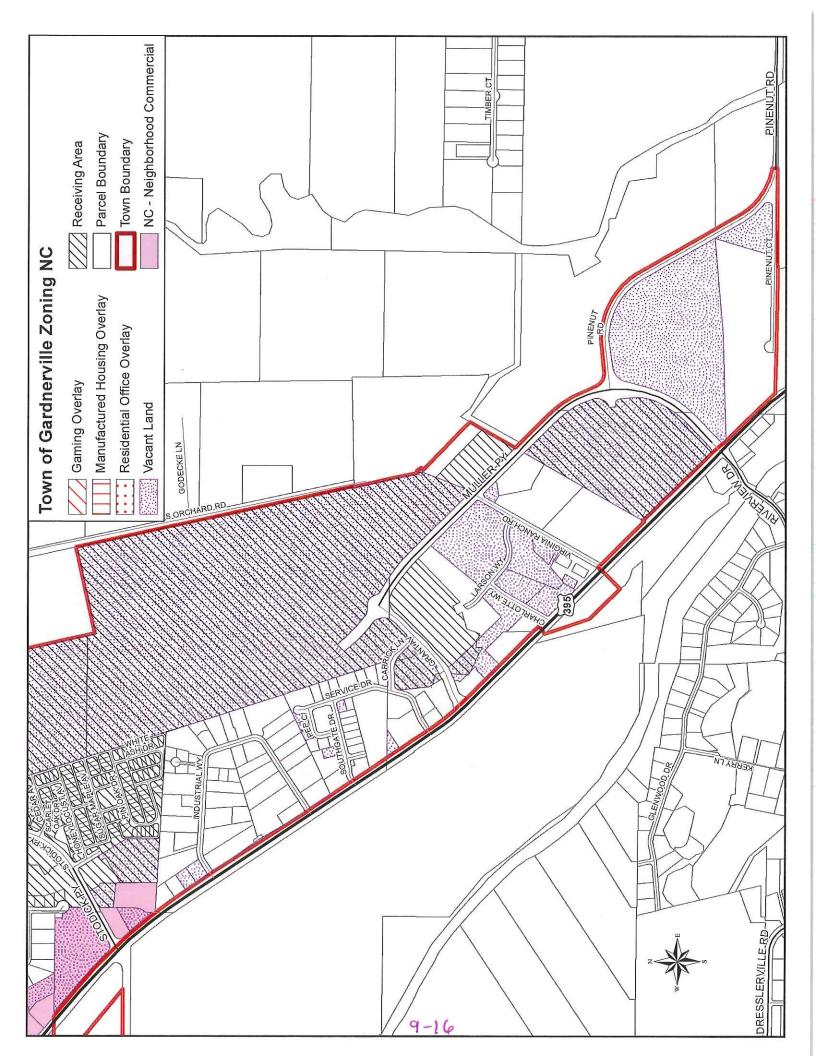
■ GC ■ RECEIVING AREA

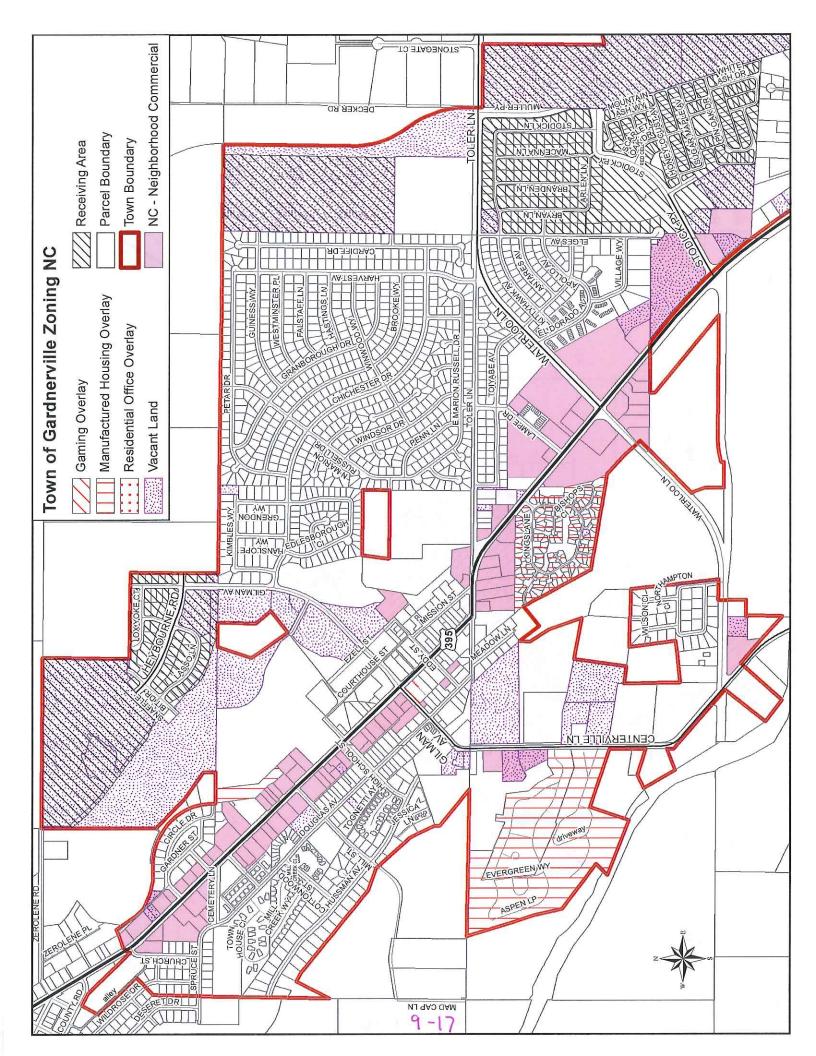
(acres, % of zone)

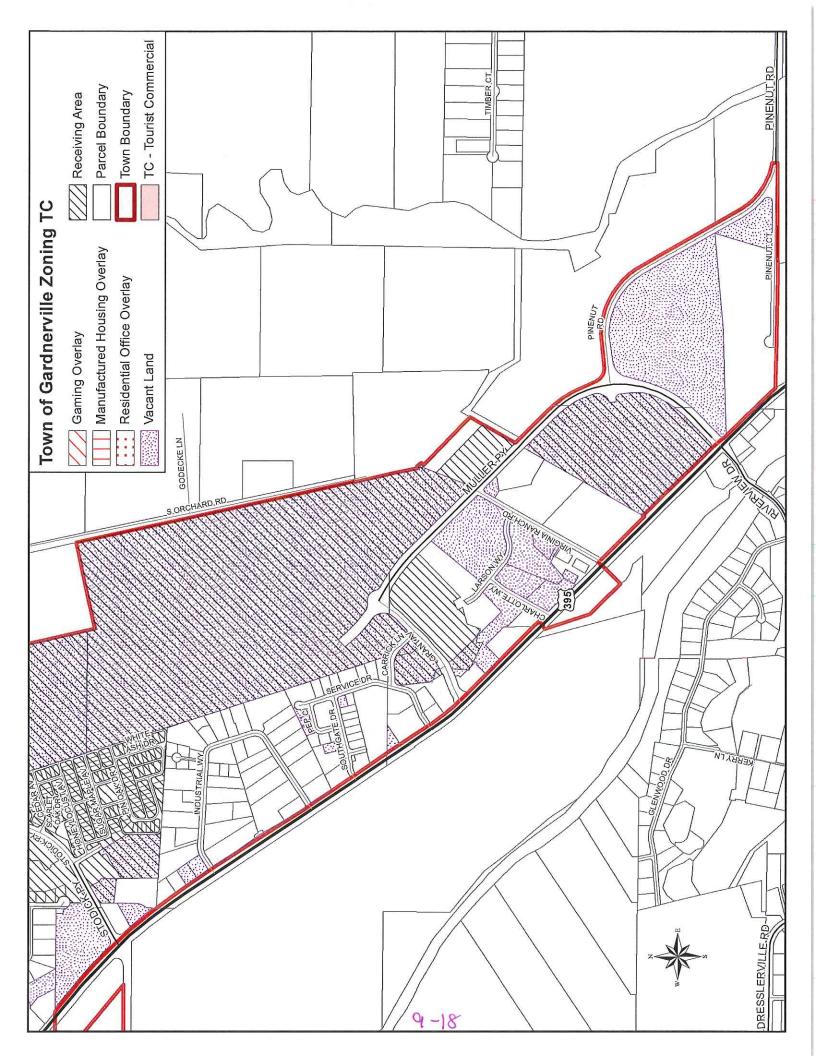


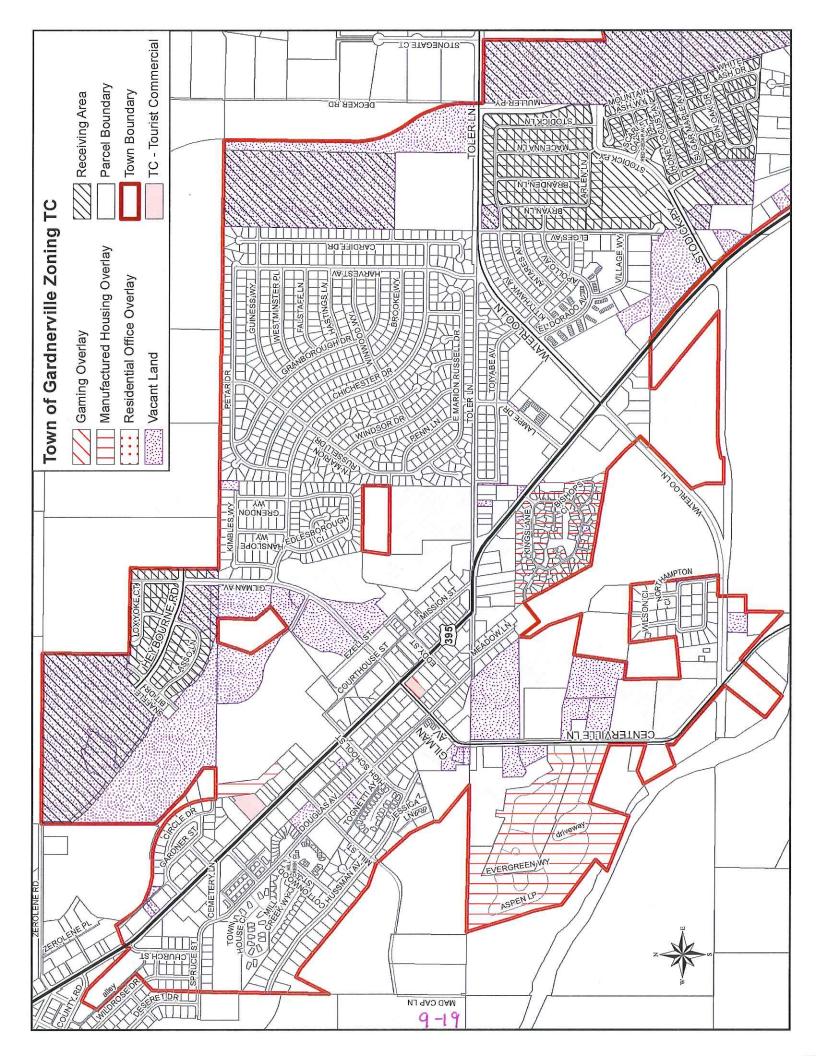




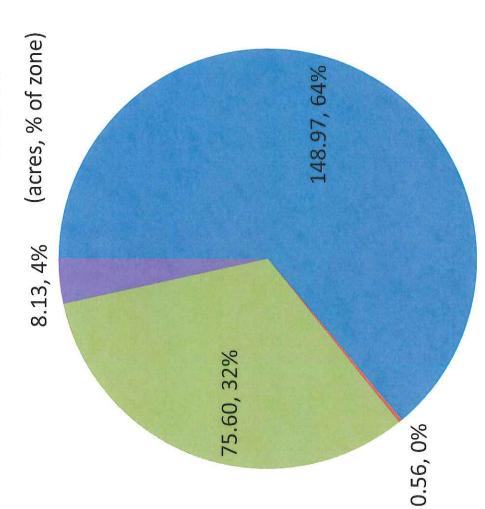




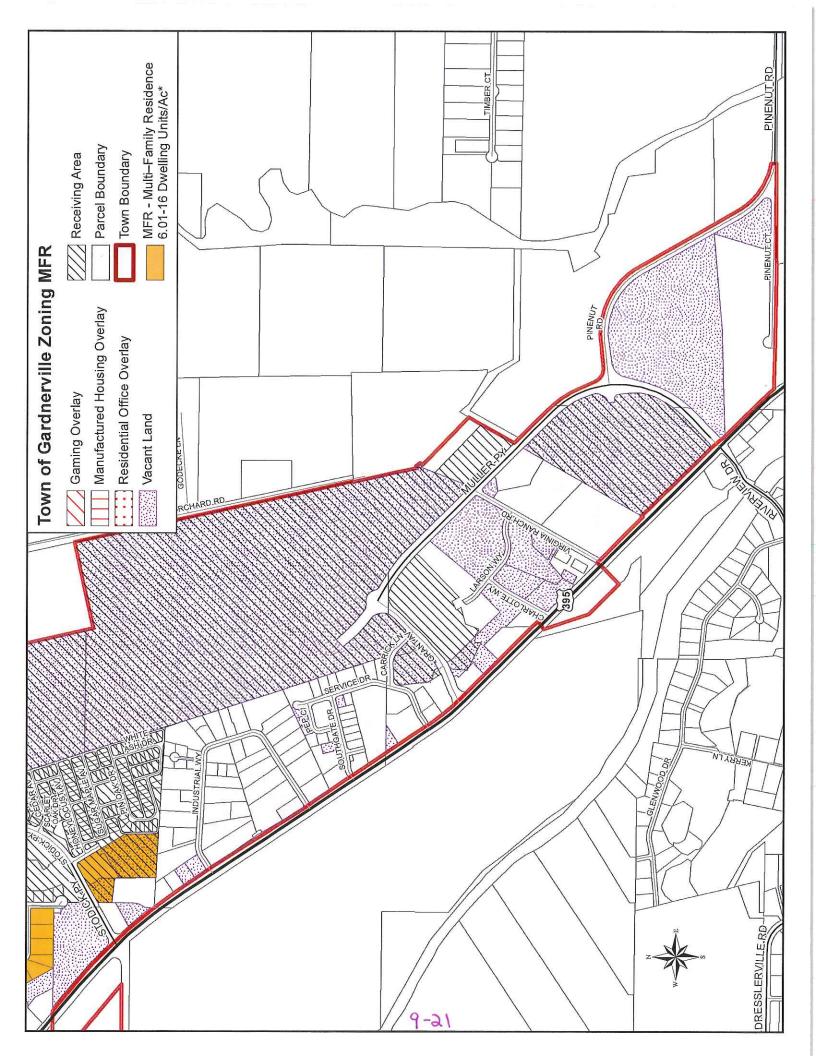


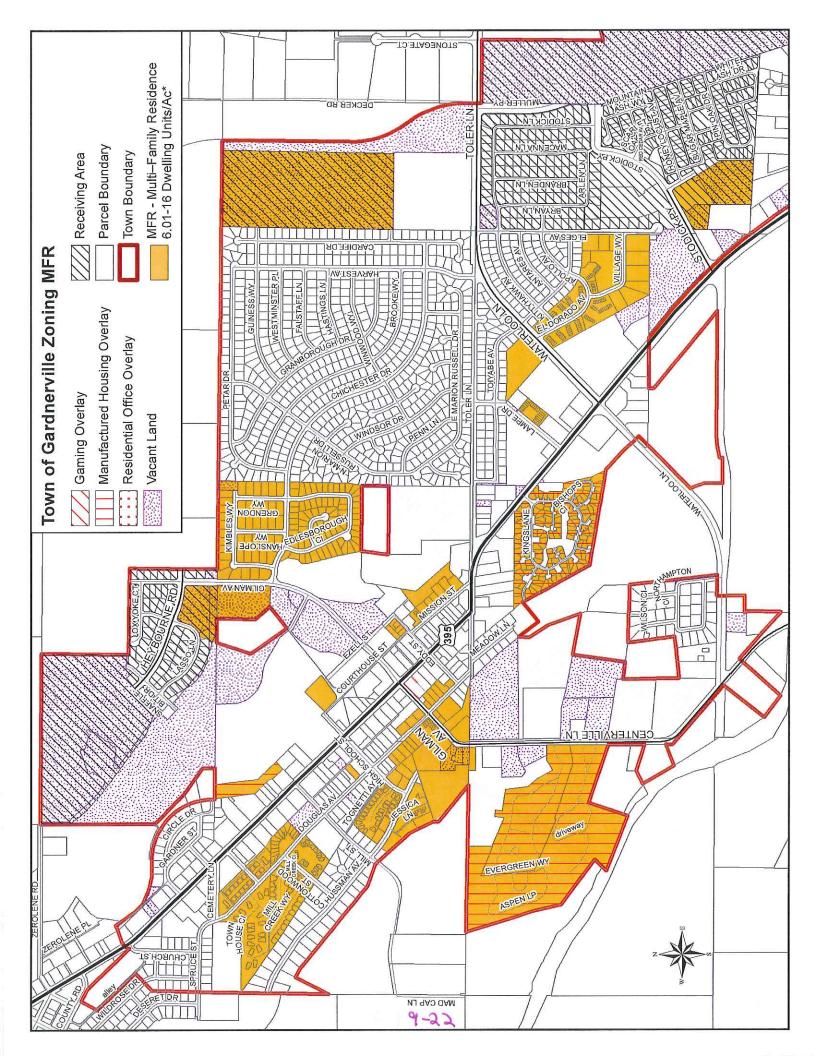


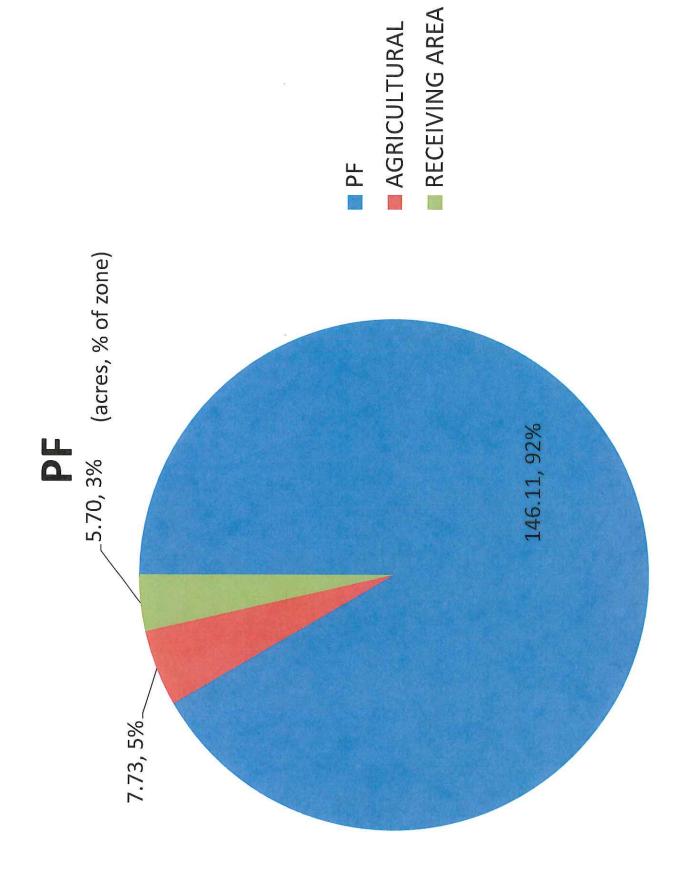


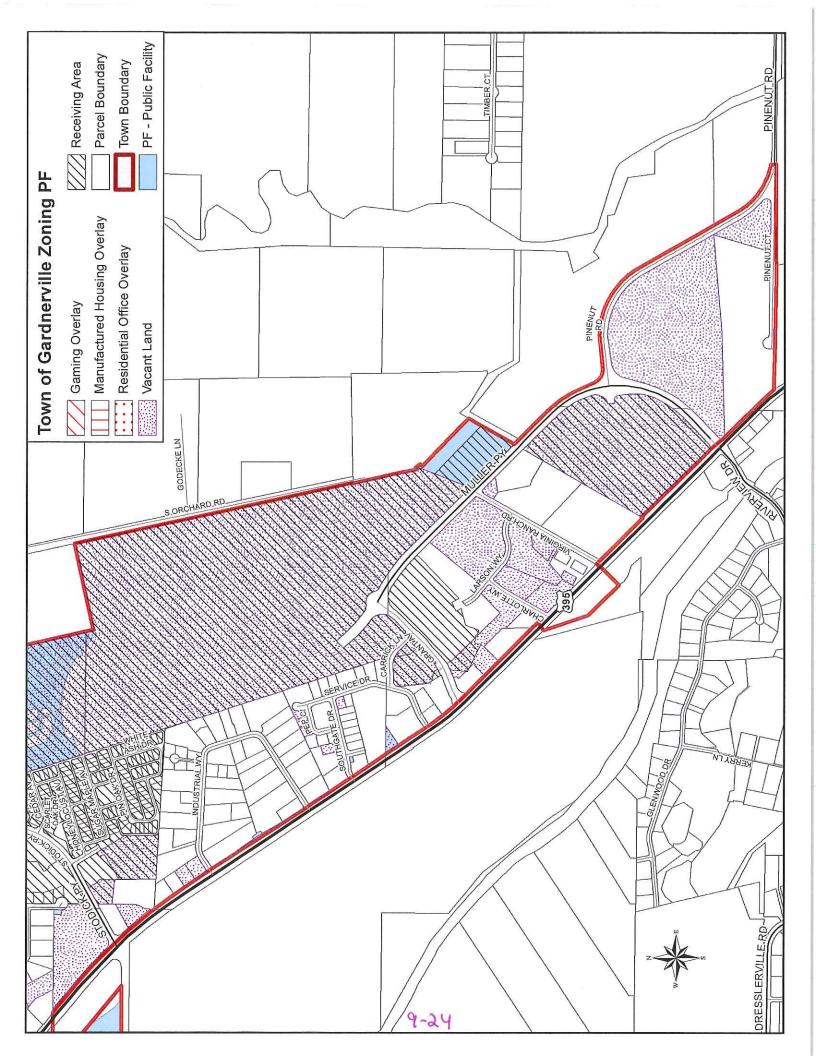


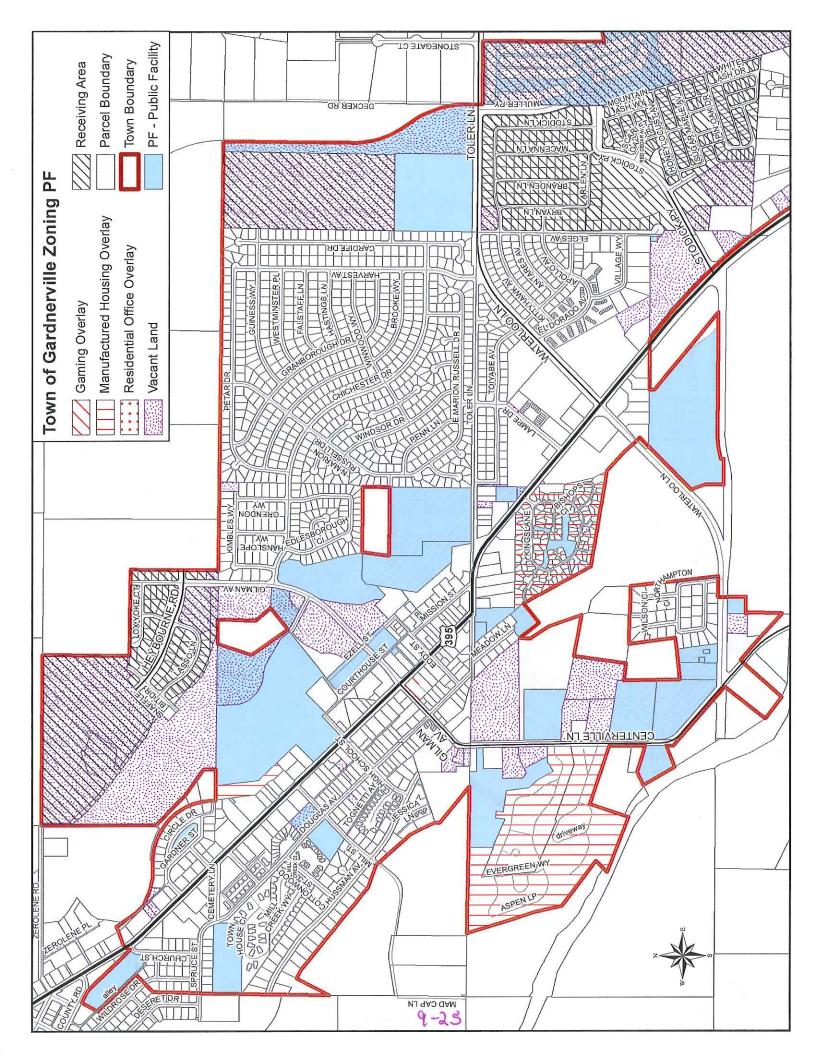
- MFR
- Commercial
- RECEIVING AREA
- MFR plus other Zones



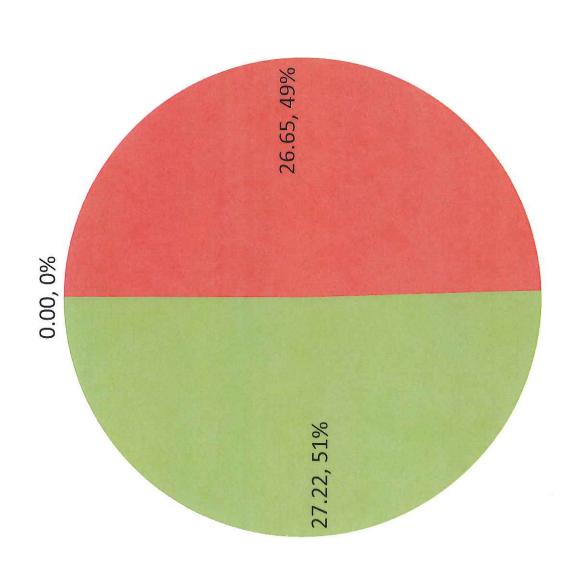








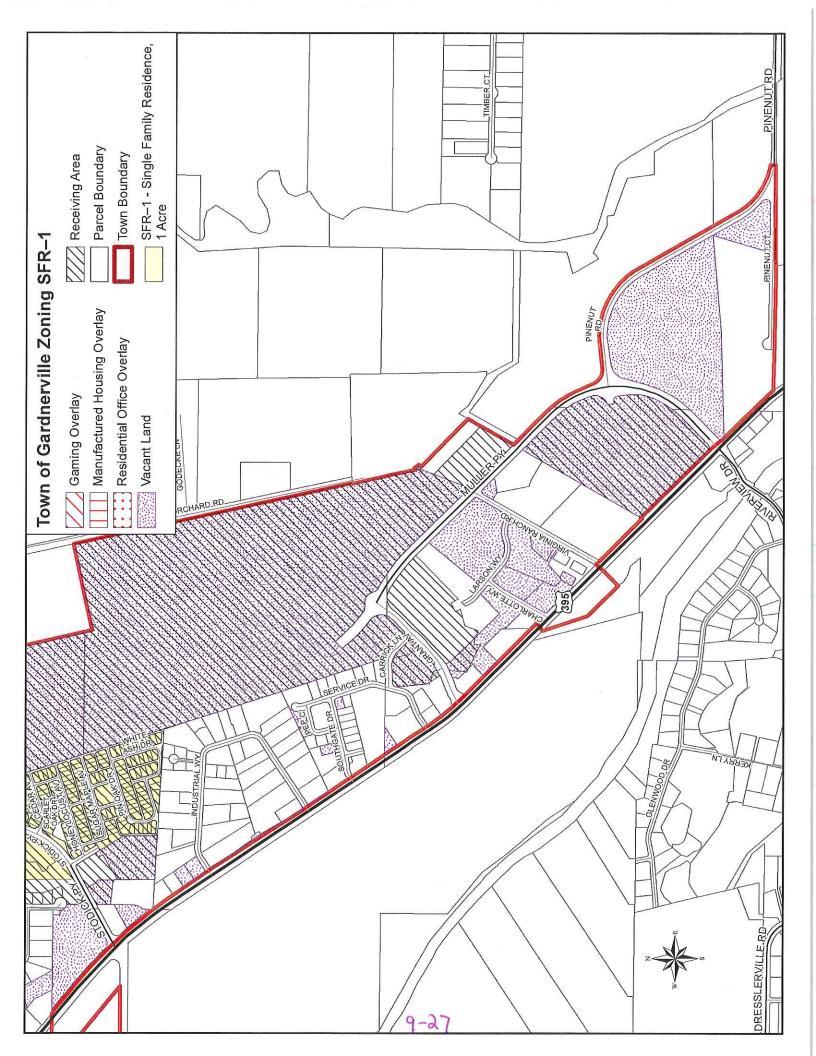


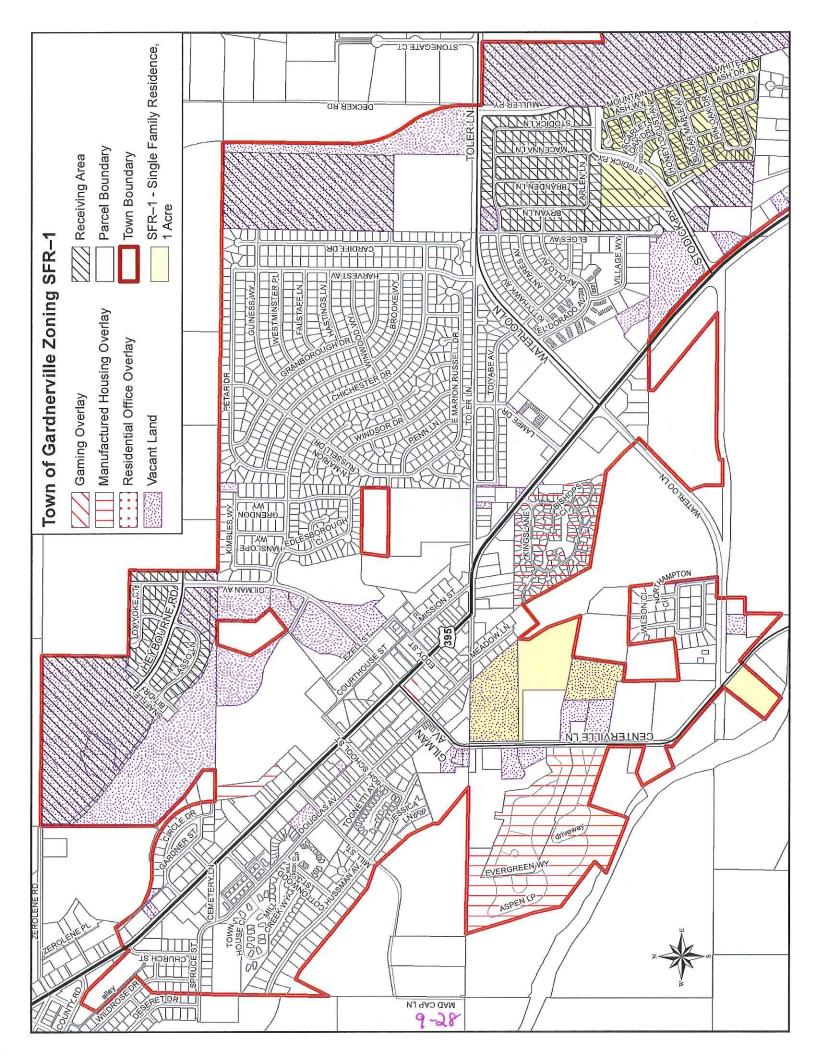


■ SFR-1

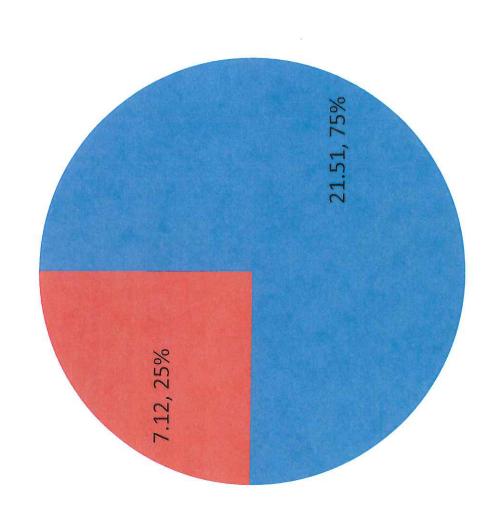
RECEIVING AREA

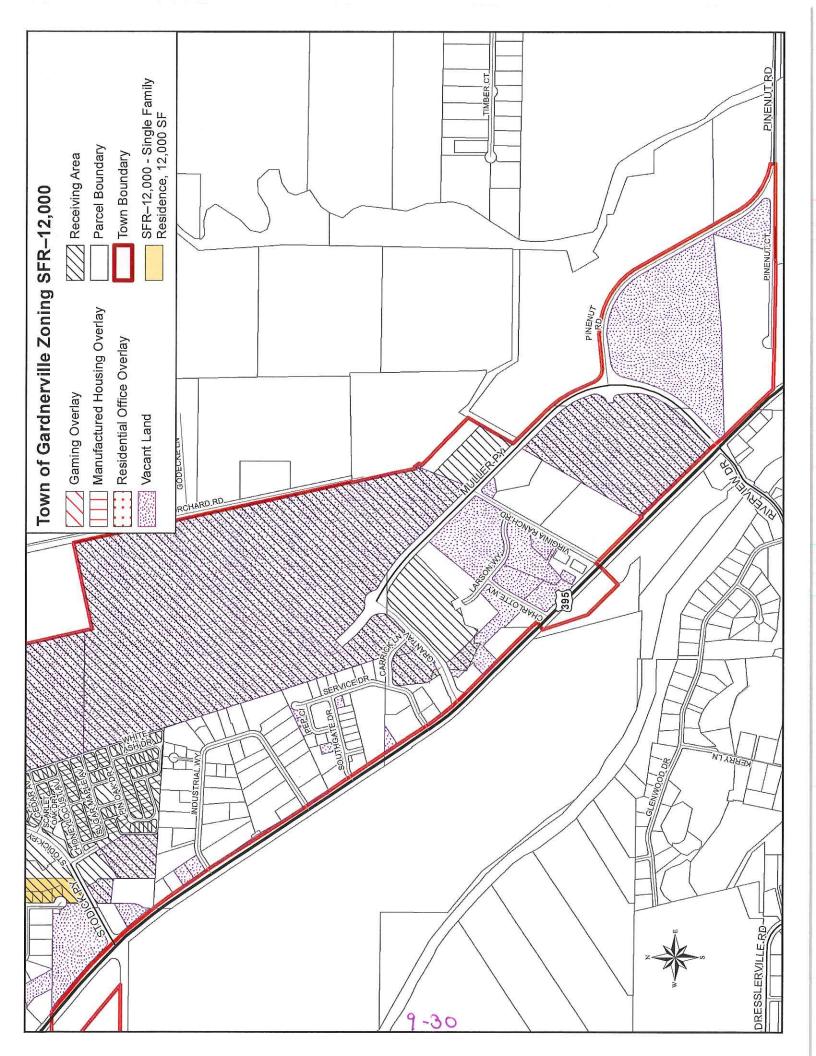
SINGLE FAMILY ESTATE

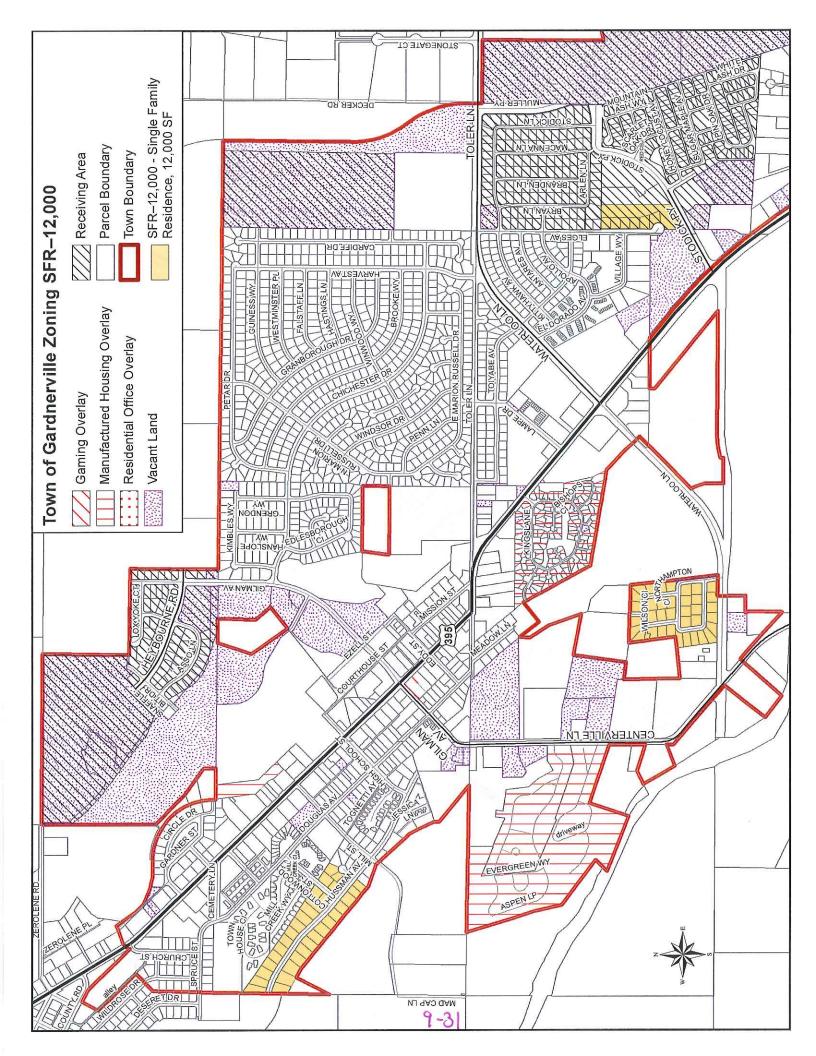


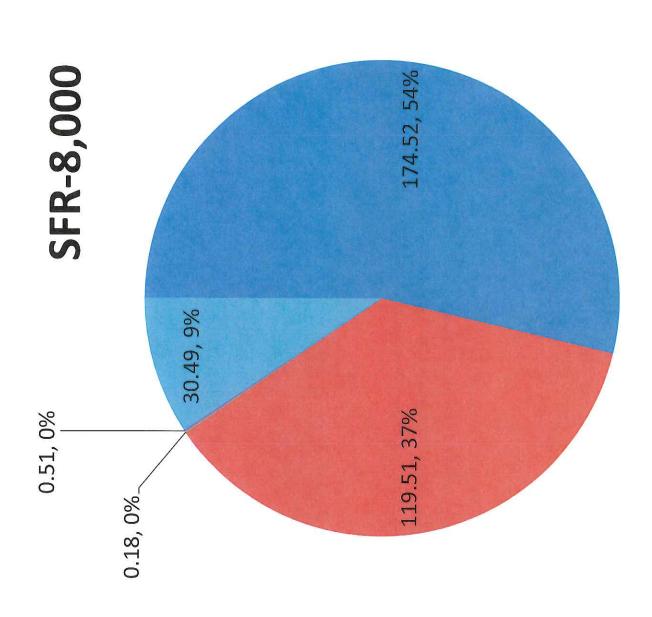


SFR-12,000



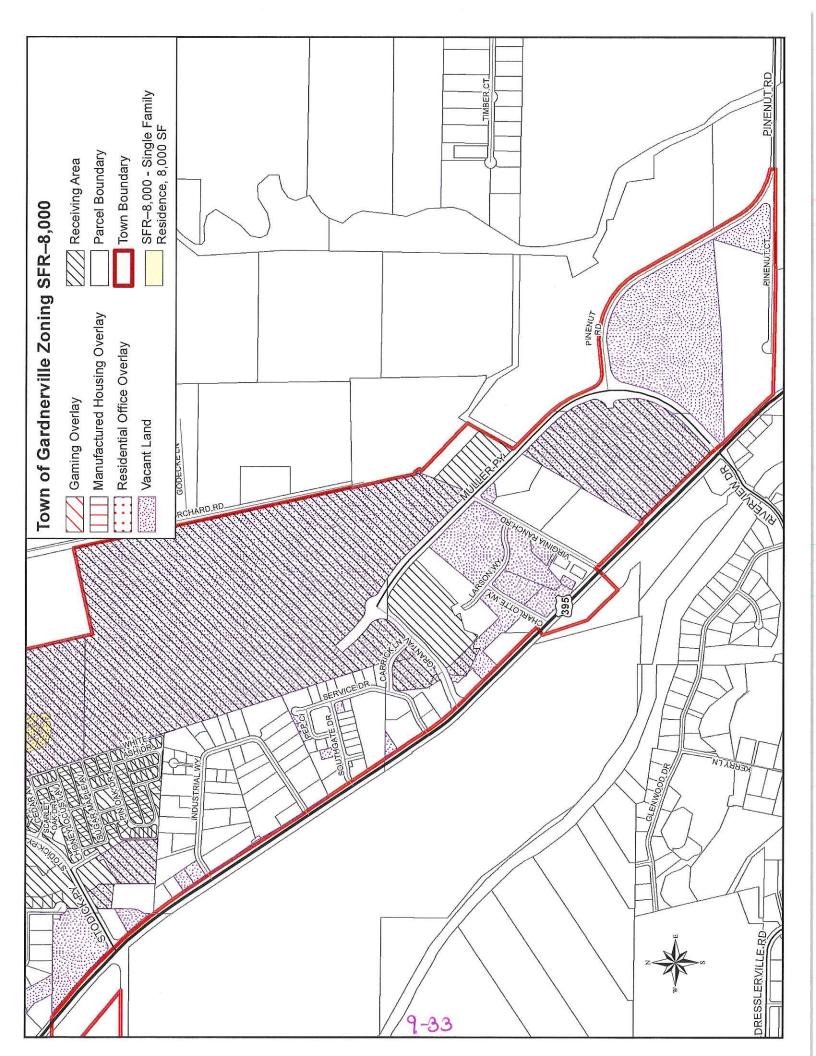


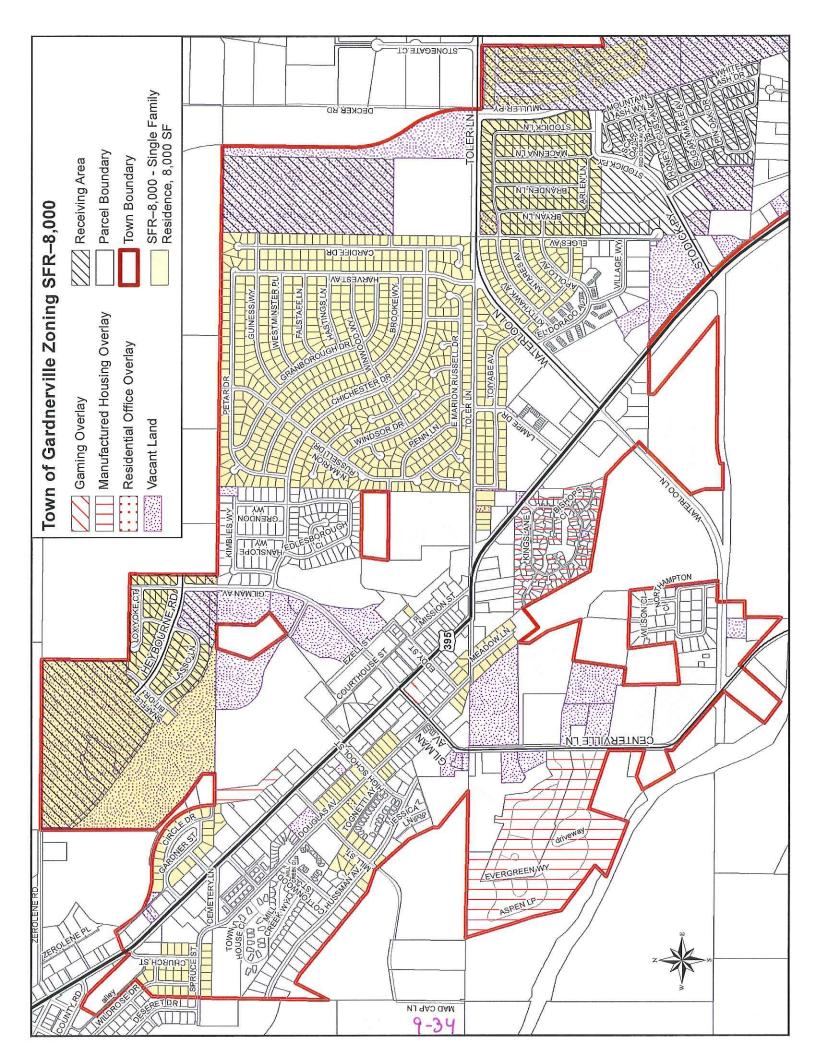


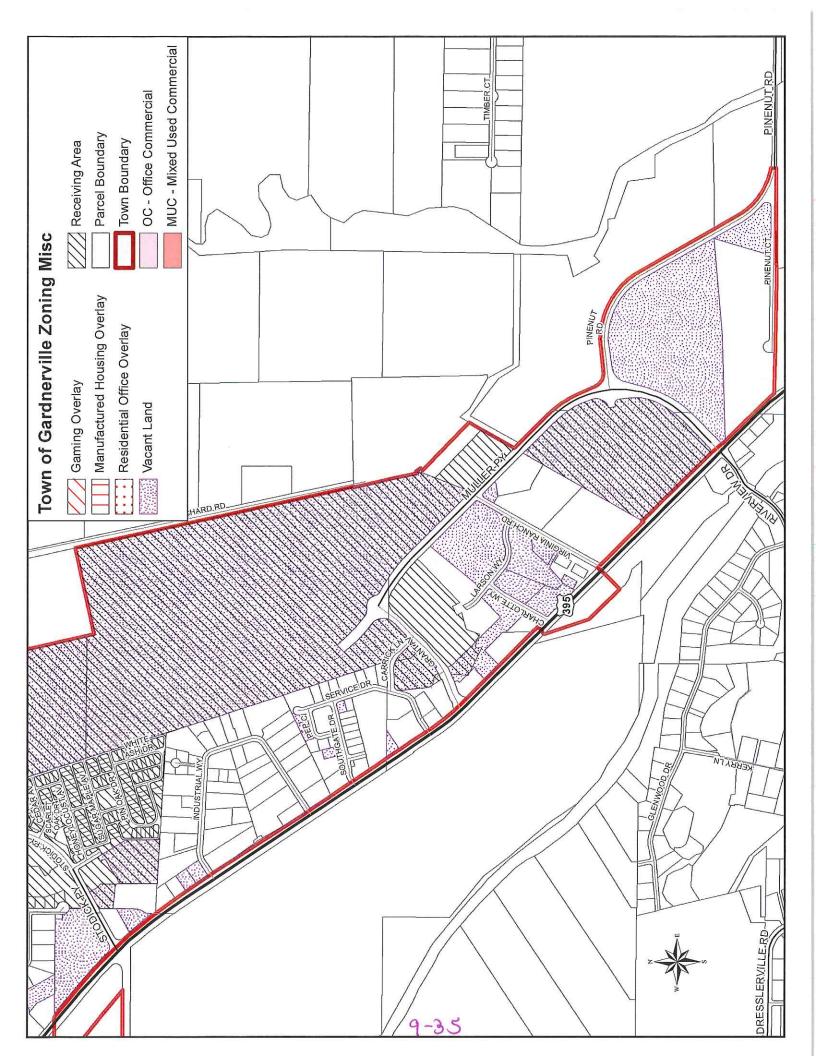


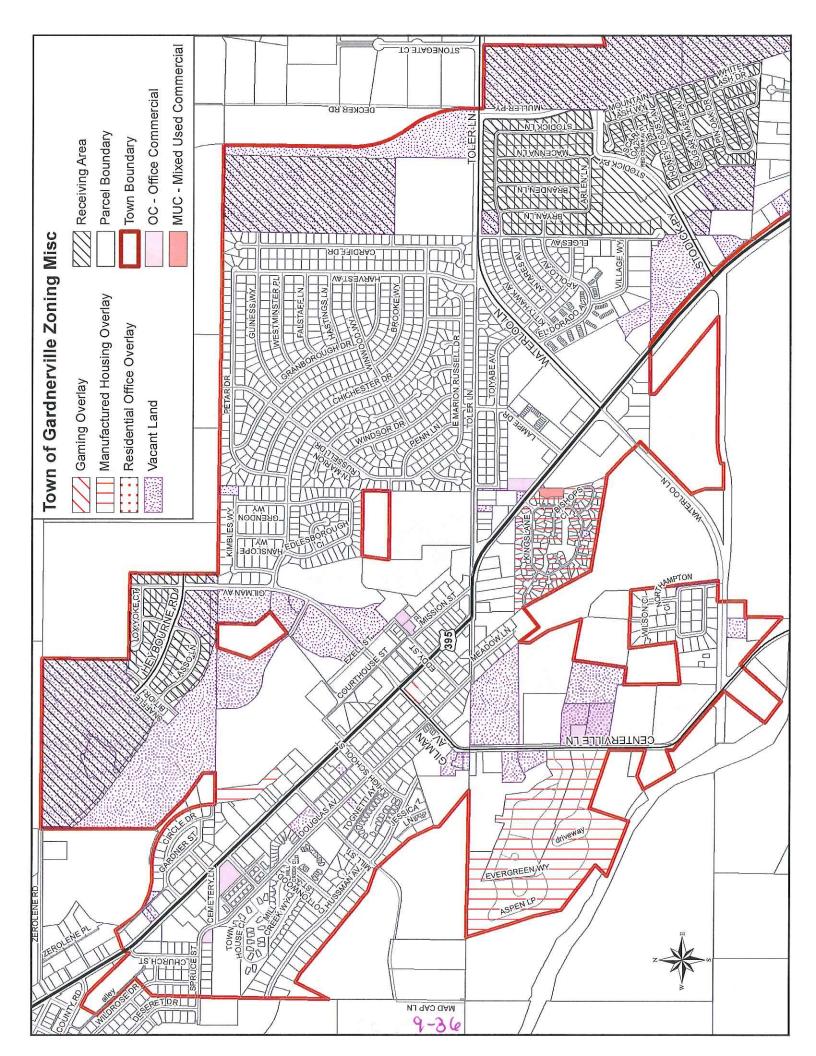
- SFR-8,000
- RECEIVING AREA
- COMMERCIALAGRICULTURAL
- SFR-8,000 plus other

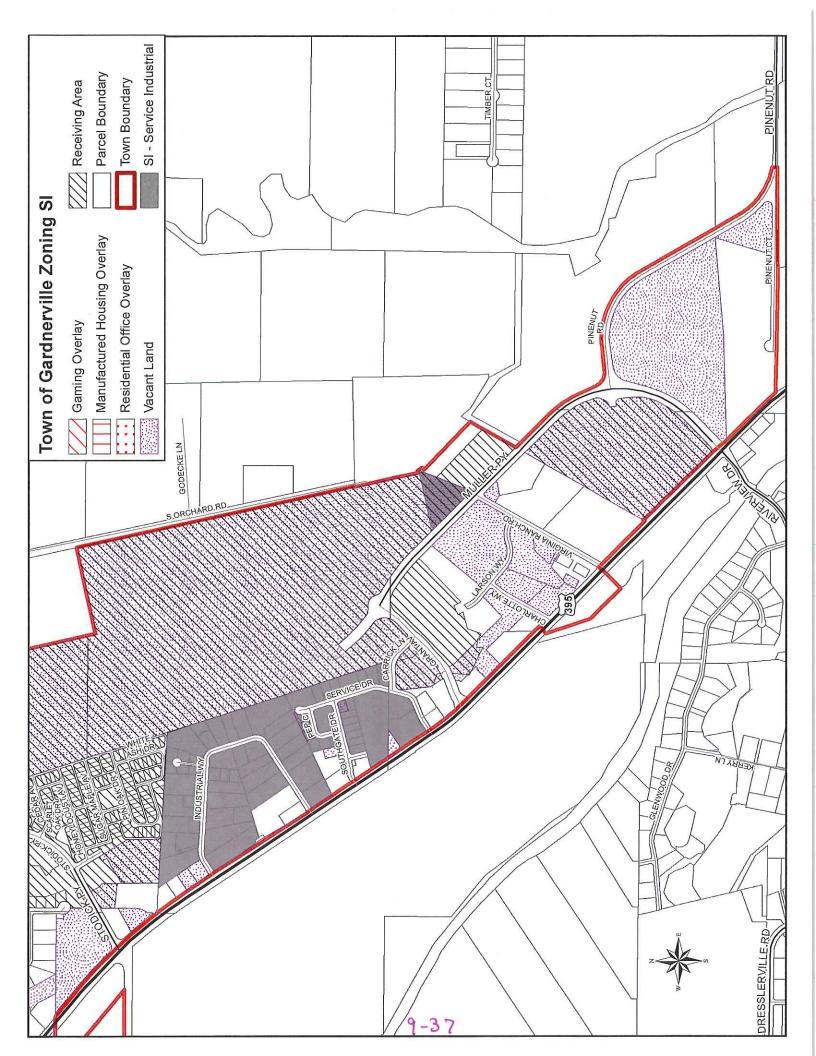
zone

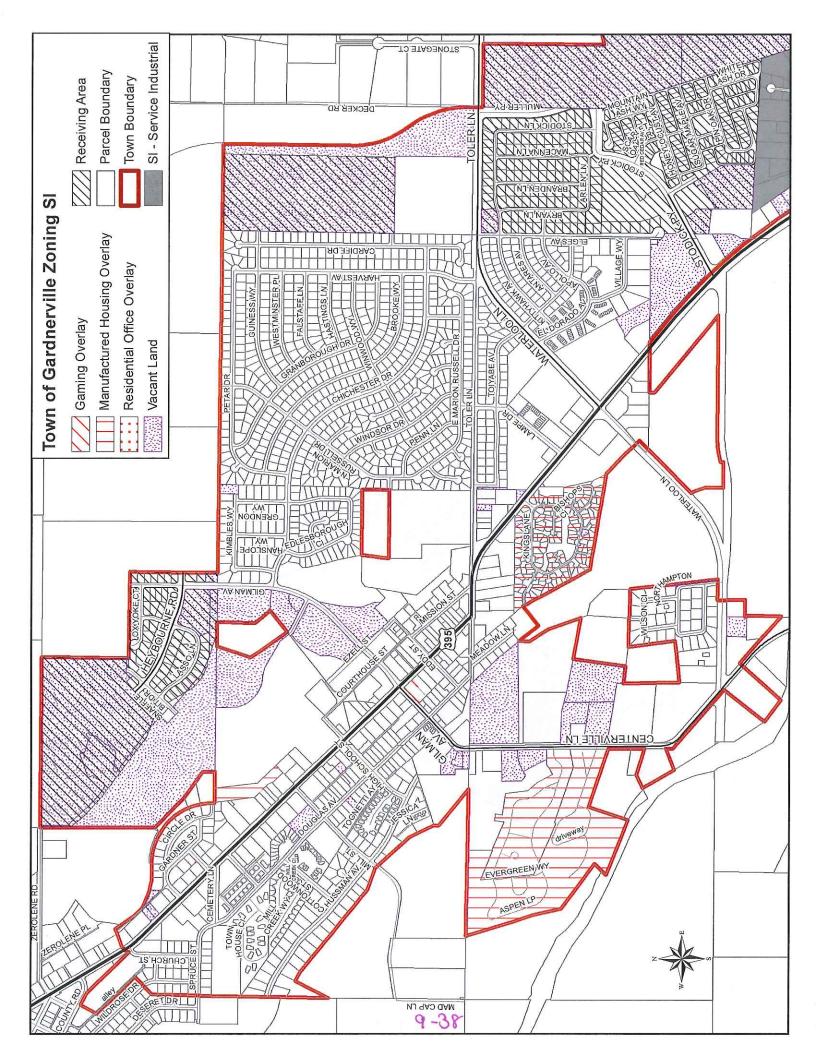












Gardnerville - Strategic Plan

Economic Vitality

Action: Explore areas of possible expansion for town east and west (Douglas or Mission Street)

Strong Sense of Community

Action: Actively solicit and encourage community involvement in town planning

Infrastructure that attributes to a safe and healthy community

Action: Actively pursue a bypass (Muller Parkway) to get truck traffic off main street

Action: Work with developers and other agencies in an effort to connect each subdivision with sidewalks and trails with signage for a more walkable community.

Government Transparency/ Efficiency/ Accountability

Action: Encourage community involvement in Town planning.

Action: Promote connected developments through multi modal trails and providing pedestrian connections throughout town.



Planning is bringing the future into the present so that you can do something about it now.

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Map 2.10 Johnson Lane Community Plan Future Land Use Map

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Minden/Gardnerville Community Plan

Location and General Description

Minden-Gardnerville is the most urbanized community in the Carson Valley and is generally characterized as the heart of the valley. This community lies in the center of the Carson Valley and includes the Towns of Minden and Gardnerville.

The Town of Minden is the County seat for Douglas County. Both Minden and Gardnerville are rich in history and contain many structures and sites of historic value. Gardnerville was founded in 1879 and Minden in 1905. The community enjoys the scenic vista of the Carson Range of the Sierra Nevada Mountains and the Pinenut Mountains. The community is surrounded by irrigated agricultural lands which provide an amenity to local residents and visitors alike.

The Minden-Gardnerville Community Plan totals 4,052 acres, only 4 percent of the Carson Valley. However, it is the most urban community. The community is fairly flat with 1-2 percent slopes throughout.

The Minden-Gardnerville area contains potential wetlands both north and south of the community in the areas of the Martin and Cottonwood Sloughs. The community is located adjacent to the Carson River floodplains. According to FEMA, there are two principal areas of the community subject to flooding. The southern area along the Carson River is subject to spillage from the river in a 100-year event. This also has the effect of spilling north, into the Martin Slough according to FEMA.

The 2010 population of Minden-Gardnerville is 8,619 people.

Existing and Future Land Use

There are a wide variety of land uses in the Minden-Gardnerville community. Of the land developed as residential, 63 percent is developed with lots between 5,400 square feet and 12,000 square feet; and 14 percent of the residential land is developed at a higher density, 8 to 15 dwelling units per acre. On average, this community provides a residential density of 5 units per acre.

Lodging and recreational uses total approximately 67 acres. About 40 acres of this is local park land. There is one major casino resort operation in the Valley Inn in Minden. There is another smaller casino, Sharkey's, in Gardnerville. Community support and institutional uses include the School District Administrative Center, Douglas County Library, Douglas County offices, Town offices, and the Judicial and Law Enforcement Center, which are all located in Minden. Located in Gardnerville are the Carson Valley Museum and Cultural Center, Town offices, State offices, Park and Recreation Department Administrative offices, and Extension Service. Office and

commercial uses in Minden-Gardnerville total about 85 acres of land and are located primarily in the historic "core areas" of the two towns and along Highway 395.

Industrial uses include utilities and both light and medium industrial uses. These land uses total approximately 83 acres. Undeveloped land in the Minden-Gardnerville community consists mostly of lands which are irrigated agricultural lands designated as receiving areas and parcels available for infill projects. Agricultural lands in the community account for 26 percent of the total land area.

Several areas are designated as Receiving Areas in the Community Plan. The areas are located generally north and southwest of Minden and north and east of Gardnerville. The development of these areas will be dependent upon the preparation and adoption of comprehensive specific plans for the areas which specify densities and uses and mitigates planning and environmental issues. The specific plan must be adopted prior to establishing these areas for actual development and rights must be acquired to support the planned densities.

The areas should be developed as distinct neighborhoods compatible and complimentary to surrounding neighborhoods. A variety of residential densities should be utilized with the predominant land use being single family. Multi-family uses, except Mixed-use Commercial districts, where appropriate, should be limited to small enclaves spread throughout the community rather than concentrating this use. Housing for seniors and affordable housing should be included within the overall housing mix.

Community support uses should be provided such as parks and church sites. Natural drainage features should be incorporated into the neighborhood designs to enhance open space elements which create linear parks and pathways to connect elements of the existing Towns. Buffering of agricultural lands should be included in future development plans.

Map 2.11 depicts the future land uses for the Minden/Gardnerville community.

Key Issues

Minden-Gardnerville as Focal Point of Douglas County

Care should be given to preserve the distinctive historic and architectural characteristics of the towns as well as their "small town atmosphere." Strict adherence to design review standards will be important for any new development or redevelopment, especially in the downtown areas.

Major Commercial Development in the Downtowns of Minden and Gardnerville

Compact commercial development and revitalization of downtown areas can be aided by intensifying commercial development in the downtown areas and limiting strip development in the expanding areas. Mixed commercial and residential uses,

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incorporating higher residential densities, are encouraged in the downtowns to add vitality to the areas and reduce automobile congestion and emissions.

Gardnerville Main Street Program

Douglas County should support the Gardnerville Main Street Program, which has been established to revitalize downtown Gardnerville utilizing design, organization, promotion and economic restructuring to develop the unique identity and preserve the historic nature of the community.

Open Space

Because the Minden/Gardnerville area is predominately urban and built out, open space is particularly important for this community. The Martin Slough and the Cottonwood Slough should be considered key areas that could provide open space or a greenbelt for the urbanized community.

Transportation Network and Roadways

The combination of intense land uses and the fact that U.S. Highway 395 bisects the community contribute to traffic congestion. Residents have expressed an interest in an alternative road that could relieve traffic problems in the heart of the community. The Muller Parkway is planned to provide alternative service for U.S. Highway 395. In addition, the extension of Waterloo Lane connecting to the Muller Lane Parkway is provided.

Housing

Residents have expressed a desire for a variety of housing types in their community, including without limitation smaller lot sizes, including single-family traditional development, and mixed-use commercial, both of which promote density and vitality in the historic district.

Urban Level of Service

Urban service levels are appropriate and urban standards should be maintained throughout the community. Streets should be constructed and maintained to urban standards. Community water and wastewater systems are required.

Minden/Gardnerville (MG) Community Plan Goals, Policies, and Actions

- MG Goal 1 To preserve and enhance the existing character of the Minden-Gardnerville community.
- MG Policy 1.1 The County shall use its Master Plan and development regulations to maintain and enhance the existing character of the community.
- MG Policy 1.2 The County shall support the expansion of commercial development, and plan for a wide variety of housing types and densities, including single-family traditional and mixed-use commercial, in a manner that is compatible with the Towns' existing character.
- MG Policy 1.3 The County shall work with the Towns of Minden and Gardnerville to review and refine architectural and urban design standards for new development and revitalization projects.
- MG Policy 1.4 The County shall work with the Towns to promote the revitalization of the downtown areas of Minden and Gardnerville, to preserve historic resources, and enhance their cultural and economic value to this community.
- MG Policy 1.5 The County shall encourage all new development to complement and enhance the distinctive historic character of the Towns.
- MG Policy 1.6 Douglas County shall use design guidelines and standards, and the Plan for Prosperity and Design Guidelines for each respective Town, to ensure that all new development is compatible with the traditional development style and existing "small town" atmosphere of the Minden-Gardnerville community.
- MG Policy 1.7 Douglas County shall, in conjunction with the Towns, establish design standards for creation of gateways into Minden-Gardnerville, in order to further define and enhance the image of these urban villages.
- MG Policy 1.8 Douglas County shall plan for a wide variety of housing types and densities, including without limitation, Mixed-use Commercial zoning districts, in the Minden-Gardnerville community.
- MG Policy 1.9 Douglas County shall, in conjunction with the Towns, evaluate the possibility of designating areas in the Minden-Gardnerville as community historic districts and, following such evaluation, by ordinance designate such districts, where appropriate.
- MG Policy 1.10 Growth areas shall be planned with distinct neighborhoods in mind. Neighborhoods shall contain a mix of residential homes and, where appropriate Mixed-use Commercial zoning.

- MG Policy 1.11 Multi-family residential projects proposed within or adjacent to existing single-family residential neighborhoods shall be designed in a manner which creates a compatible living environment in terms of building height, bulk, and site design. An over-concentration of multi-family projects within existing neighborhoods shall be discouraged.
- MG Policy 1.12 Multi-family residential projects shall be located within the urban service and receiving areas of Minden and Gardnerville. Multi-family residential projects shall be located within a reasonable proximity to major roadways, commercial centers, emergency services, schools, pedestrian trails, and other urban services.
- MG Policy 1.13 The County shall encourage the intermixing of multi-family residential projects within existing single-family residential neighborhoods. Whenever possible, multi-family projects, including without limitation Mixed-use Commercial zoning, where appropriate, shall be sited and designed to act as a buffer between commercial and higher density single-family residential land uses.
- MG Policy 1.14 Douglas County should work with the Towns to develop code provisions that addresses the location, size, and design of "big box" retail stores.
- MG Goal 2 To pursue land uses consistent with the Plans for Prosperity that support the character of traditional Gardnerville and Minden and the community's quality of life objectives.
- MG Policy 2.1 Downtown Minden should become the principal specialty-shopping destination in the Carson Valley.
- MG Policy 2.2 A new grocery-anchored community shopping center, including Mixed-use Commercial zoning, should be developed at the intersection of U.S. Highway 395 and State Route 88.
- MG Policy 2.3 The Town of Minden and Douglas County shall incubate and attract light industrial/ tech employers.
- MG Policy 2.4 The Town of Minden shall provide additional residential development at comparable densities to the traditional historic neighborhoods and some modest amounts of higher density housing, including without limitation Mixed-use Commercial zoning.
- MG Policy 2.5 The Town of Minden, the School District, and the County shall develop community facilities that enhance the quality of life and support existing and future residents.

- MG Policy 2.6 The areas identified within the Historic Minden Town Plat, between First and 10th Streets, inclusive, and County Road and US Highway 395, exclusive, are allowed to create residential lots with reduced setbacks and lot widths in keeping with the historic development patterns established for Minden.
- MG Policy 2.7 Consistent with the Gardnerville Plan for Prosperity, the County and the Town shall pursue land uses that support the character of traditional Gardnerville and the community's quality of life objectives.
 - MG Policy 2.8 Create a mixed-use and connected community by continuing to plan for mixed-use projects that create and connect to walkable neighborhoods and existing pedestrian trails.
 - MG Policy 2.9 Ensure plans for mixed-use developments are realistic. Initial projects would benefit from a horizontal mix of uses that are connected through carefully coordinated site planning, where uses come together around streets and open spaces.
 - MG Policy 2.10 Improve U.S. Highway 395's image. Old Town and the 'S' curve continue to be a priority investment district. Other important sites identified include the South Gateway and Waterloo/U.S. 395. All new investment should improve the image of the Town.
 - MG Goal 3 To focus compatible, high quality commercial and industrial development within the Towns of Minden and Gardnerville.
 - MG Policy 3.1 Douglas County shall support the location of county-wide commercial uses in the Towns of Minden and Gardnerville, in areas planned for commercial use.
 - MG Policy 3.2 Douglas County shall use its zoning, project review process, and design guidelines for the County and each respective Town to promote development, including Mixed-use Commercial zoning, where appropriate, that will enhance property values and the aesthetics of the Towns and community.
 - MG Policy 3.3 Except where Mixed-use Commercial zoning is otherwise encouraged by this Master Plan, the County shall limit, subject to the recommendation of the Towns, the conversion of residences to commercial uses outside areas planned for commercial development in order to preserve the integrity of the neighborhoods and focus commercial development in downtowns Minden and Gardnerville.
 - MG Policy 3.4 The Eddy Street/Ezell Street neighborhood shall not be zoned commercial until adequate infrastructure and access, including the

completion of angle parking, curb, gutter, sidewalk, and streetscape on the east side of Ezell Street to Gilman is constructed.

MG Policy 3.5

The commercial zoning classification of the parcels located at 1349 and 1355 Centerville Lane, Gardnerville, (also identified as APN 1220-04-201-001 & 1220-04-101-004) shall be restricted to the Office Commercial zoning district.

MG Policy 3.6

The Minden 'Plan for Prosperity' shall identify "opportunity sites" within the U.S. Highway 395 corridor, and elsewhere, for future Mixed-use Commercial zoning overlay districts in keeping with the recognized goals and policies in the Minden/Gardnerville Community Plan. As necessary or desired, the Town of Minden will update the Minden 'Plan for Prosperity' by submitting amendments to the Board of Commissioners for consideration and approval.

MG Goal 4 To promote appropriate, high quality commercial and industrial development in the Towns of Minden and Gardnerville.

MG Policy 4.1 The County shall promote the development and growth of industries in Minden and Gardnerville that are compatible with existing and proposed land uses and in a compact land use form, including without limitation Mixed-use Commercial zoning districts. The County shall work with the Towns to limit and define big box structures within the design code.

MG Goal 5 To strengthen Minden's role as a government administrative center for Douglas County.

MG Policy 5.1 The Town of Minden shall continue its role as the central location for County government's services. The County shall plan to provide sufficient, centrally located office and meeting space for government operations.

MG Policy 5.2 By encouraging Mixed-use Commercial zoning districts, where appropriate, the County will promote the development of residential housing nearer to the County seat, thereby enabling its growing workforce to live closer to work.

MG Goal 6 To ensure the timely provision of community facilities, services, and infrastructure at appropriate levels for the Minden-Gardnerville Community.

MG Policy 6.1 Douglas County shall plan and provide public facilities and services to the urban areas of the Minden-Gardnerville community at established urban levels of service.

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MG Policy 6.2	Douglas County shall require that all streets in new development be constructed to urban standards.	5
MG Policy 6.3	The County shall work with the Towns to ensure adequate provision of park sites to meet the needs of the growing urban community.	
MG Policy 6.4	The County shall work closely with school authorities in the development, maintenance, and joint operation of Minden-Gardnerville school park sites.	
MG Policy 6.5	The County should plan parks in the Minden-Gardnerville Community Plan consistent with the County's park standards established in the Parks and Recreation Element.	
MG Policy 6.6	Douglas County shall require the timely and orderly provision of water and wastewater systems to serve new urban development in the Minden-Gardnerville community.	イ
MG Policy 6.7	Minden-Gardnerville community. Douglas County shall pursue the development of the Ironwood Extension and analyze the need for the Muller Parkway with limited access in the 20-year time frame of the Plan based on the traffic model. If not required, Muller Parkway shall be placed on the Thoroughfare Plan.	
MG Policy 6.8	Douglas County shall coordinate with the State to ensure that any modifications to U.S. Highway 395 through Minden and Gardnerville are compatible with the existing character of the towns and to not decrease the safety or desirability of walking in the towns' commercial centers. The State Department of Transportation's U.S. Hwy 395 Landscape and Aesthetics Master Plan shall be used as an implementation tool.	
MG Policy 6.9	Douglas County shall work with the Towns to plan and develop off- street parking and parking districts.	
MG Policy 6.10	Douglas County shall require the paving of all driveways, parking areas, loading areas, and other high activity areas in new or remodeled	

non-residential developments in this Community.

- MG Goal 7 To minimize the risks to the residents of the Minden-Gardnerville community from natural hazards.
- MG Policy 7.1 The County shall continue to work with the Town of Minden and Gardnerville Town Water Company to monitor the quality and quantity of groundwater in the Minden-Gardnerville community and to identify and mitigate negative impacts of human activities on groundwater quality and quantity.
- MG Policy 7.2 Douglas County will work with the Gardnerville Town Water Company and the Town of Minden Utility to expand water systems to serve the needs of the community and the entire Carson Valley region.
- MG Policy 7.3 Douglas County shall evaluate the need for additional policies regarding flood plain and floodway areas in the Minden-Gardnerville community following completion of FEMA investigations.

Land Use Planning Concepts

- MG Concept 7.1 Revitalize Downtown Minden as a regional specialty-shopping destination at and focal point for civic activities.
- MG Concept 7.2 Increase local employment opportunities.
- MG Concept 7.3 Increase and improve commercial services.
- MG Concept 7.4 Develop additional community facilities.

Image and Identity

- MG Goal 8 To preserve Minden's traditional scale and rural setting as a reference and context for new development.
- MG Policy 8.1 Minden's open space and wetlands buffer shall be preserved.
- MG Policy 8.2 The views of the mountains shall be protected.
- MG Policy 8.3 Development shall reflect the walkable scale and pace of Minden's traditional neighborhoods and downtown.
- MG Policy 8.4 New residential, commercial and community facility development shall be integrated into the patterns of block and lots sizes traditional of Minden.
- MG Policy 8.5 Streetscape shall be developed to underscore the civic role and settings along streets and roads.

MG Policy 8.6	A combination of streetscape, site planning, and land use planning shall be employed to frame Minden's gateways and focal points.
MG Policy 8.7	Architecture shall reflect the traditional form, scale, and character as found in Minden's historic neighborhoods.
Community Desig	gn (Image and Identity) Concepts
MG Concept 9.1	Enhance and expand Minden's natural and civic open space system as a setting for the community.
MG Concept 9.2	Preserve the scale and pedestrian friendliness of Downtown Minden as a shopping environment.
MG Concept 9.3	Expand existing neighborhoods rather than building walled and isolated residential subdivision enclaves.
MG Concept 9.4	Create and enhance the community design framework for Minden by using streetscape to define the hierarchy of civic streets and places.
Community Circı	ulation and Connections
MG Goal 10	To provide a comprehensive circulation system for existing and
	future Minden neighborhoods with an emphasis on pedestrian facilities and connections.
MG Policy 10.1	future Minden neighborhoods with an emphasis on pedestrian
	future Minden neighborhoods with an emphasis on pedestrian facilities and connections. The highways will be planned and managed to provide for growing
MG Policy 10.1 MG Policy 10.2 MG Policy 10.3	future Minden neighborhoods with an emphasis on pedestrian facilities and connections. The highways will be planned and managed to provide for growing regional traffic. Local roads will be used for town-scale economic activities and
MG Policy 10.2	future Minden neighborhoods with an emphasis on pedestrian facilities and connections. The highways will be planned and managed to provide for growing regional traffic. Local roads will be used for town-scale economic activities and access. Residential streets are to be slow and safe vehicular and pedestrian
MG Policy 10.2 MG Policy 10.3	future Minden neighborhoods with an emphasis on pedestrian facilities and connections. The highways will be planned and managed to provide for growing regional traffic. Local roads will be used for town-scale economic activities and access. Residential streets are to be slow and safe vehicular and pedestrian routes for Townsfolk. A Town-wide and community-wide trail system for pedestrian and bicycles will be developed, which includes the existing trail system
MG Policy 10.2 MG Policy 10.3 MG Policy 10.4	future Minden neighborhoods with an emphasis on pedestrian facilities and connections. The highways will be planned and managed to provide for growing regional traffic. Local roads will be used for town-scale economic activities and access. Residential streets are to be slow and safe vehicular and pedestrian routes for Townsfolk. A Town-wide and community-wide trail system for pedestrian and bicycles will be developed, which includes the existing trail system which provides pedestrian and bicycle access to Minden's open space. Public parking lots will be developed to support Downtown's

Community Circulation and Connections Concepts

MG Concept 11.1 There is a hierarchy of streets that serve both regional and local access needs.

MG Concept 11.2 There is an overall access and parking strategy for Downtown.

Implementation Strategies for the Minden Plan for Prosperity

Downtown

- MG Strategy 12 The Town and the County shall follow the Downtown Administrative Actions, the Downtown Regulatory Actions, the Downtown Financing Actions, and the Downtown Capital projects identified in the Minden Plan for Prosperity Action Plan.
- MG Strategy 13 The Town and the County shall follow the Regional Streets Administrative Actions, the Regional Streets Regulatory Actions, the Regional Streets Financing Actions, and the regional Streets Capital projects identified in the Minden Plan for Prosperity Action Plan.
- MG Strategy 14 The Town and the County shall follow the Traditional Neighborhoods Administrative Actions, the Traditional Neighborhoods Regulatory Actions, the Traditional Neighborhoods financing Actions, and the Traditional Neighborhoods capital Projects identified in the Minden Plan for Prosperity Action Plan.
- MG Strategy 15 The Town and the County shall follow the New Neighborhoods Administrative Actions, the New Neighborhoods Regulatory Actions, the New Neighborhoods Financing Actions, and the New Neighborhoods Capital projects identified in the Minden Plan for Prosperity Action Plan.
- MG Strategy 16 The Town and the County shall follow the Open Space System Administration Actions, the Open Space System Regulatory Actions, the Open Space System Financing Actions, and the Open Space system Capital Projects identified in the Minden Plan for Prosperity Action Plan.

Gardnerville Goals, Policies and Implementation Strategies

- MG Strategy 17 Revitalize Old Town Gardnerville as a mixed-use community center connecting and serving residents and visitors
- MG Policy 17.1 Old Town should include a variety of civic, commercial, and residential uses that support the creation of a lively Carson Valley destination and a central place for Gardnerville.
- MG Policy 17.2 Public and private investment in Old Town should enhance pedestrian access, calm and slow traffic, and provide convenient parking.
- MG Policy 17.3 New development should reflect the pedestrian scale, orientation and character of Gardnerville's traditional commercial, residential, and mixed-use buildings

MG Goal 18	Create a new 'S' Curve
MG Policy 18.1	Redevelop the 'S' Curve as a mixed-use extension and entry for Old Town with visitor, commercial, and residential uses.
MG Policy 18.2	New investment should resolve the roadway safety of the curve and enhance pedestrian connections to adjacent neighborhoods and Old Town.
MG Policy 18.3	New development should incorporate historic buildings, hide parking, and make an esthetic thematic connection to Old Town.
MG Goal 19	Improve Relationship to Minden-Millerville area
MG Policy 19.1	Gardnerville's northern entry should include commercial and institutional uses that take advantage of U.S. Highway 395 visibility.
MG Policy 19.2	New investment should reduce the number of pedestrian and auto conflicts.
MG Policy 19.3	Site planning and building design should reflect the traditional character of Gardnerville's adjacent commercial and residential areas.
MC Cool 20	
MG Goal 20	Enhance Community-Serving Commercial Center-'Commercial Quad'
MG Policy 20.1	
	Quad' New commercial uses located in the Commercial Quad area should
MG Policy 20.1	Quad' New commercial uses located in the Commercial Quad area should enhance its role as a sub-regional and community-serving address. The development of projects in the Commercial Quad area should have easy access for automobiles and safe pedestrian connection
MG Policy 20.1 MG Policy 20.2	New commercial uses located in the Commercial Quad area should enhance its role as a sub-regional and community-serving address. The development of projects in the Commercial Quad area should have easy access for automobiles and safe pedestrian connection between parcels and adjacent areas. New development in the Commercial Quad area should contribute to the overall character of the district as a convenient and comfortable
MG Policy 20.1 MG Policy 20.2 MG Policy 20.3	New commercial uses located in the Commercial Quad area should enhance its role as a sub-regional and community-serving address. The development of projects in the Commercial Quad area should have easy access for automobiles and safe pedestrian connection between parcels and adjacent areas. New development in the Commercial Quad area should contribute to the overall character of the district as a convenient and comfortable shopping experience. Provide Commercial Services for Residential Uses-'South-Central

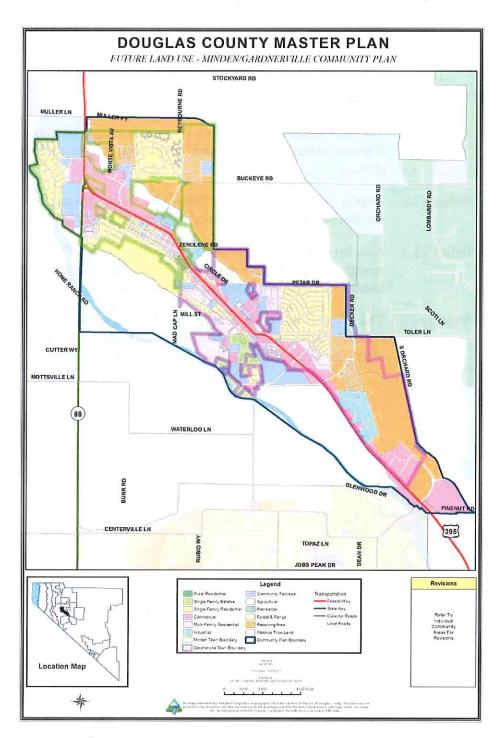


future roadway from U.S. Highway 395 into the Virginia Ranch

- development, and provide safe and comfortable pedestrian connections to adjacent neighborhoods.
- MG Policy 21.3 New development should be designed to orient towards the street, hide parking, provide connected walking edges and respond to visibility created by the bend in U.S. Highway 395.

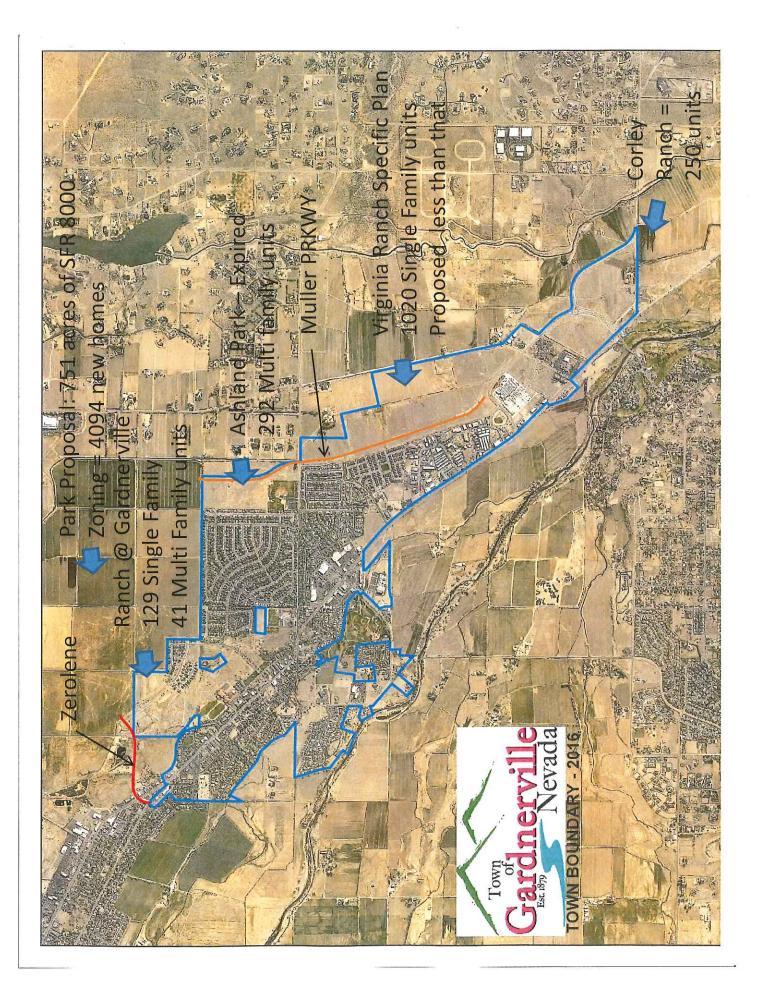
MG Goal 22 Create Southern Gateway to Gardnerville

- MG Policy 22.1 The development of the South Entry area should be master planned as a mixed address of commercial, healthcare, institutional and residential uses.
- MG Policy 22.2 Access to uses in the South Entry area should happen from side roads and provide a pedestrian-scaled internal street and walkway system.
- MG Policy 22.3 New investment should create a gateway cluster of buildings and open spaces along US 395 and have an internal system of open spaces framed by commercial and residential buildings.
- MG Strategy 22.4 The Town of Gardnerville and the County shall follow the Administrative Actions, Regulatory Actions, and Financing Actions identified in the Gardnerville Plan for Prosperity Action Plan.



Map 2.11 Minden/Gardnerville Community Plan Future Land Use Map

	April 1 2000	JULY 1	JULY 1	Percent Change	JULY 1	Percent Change	JULY 1	Percent Change	JULY 1	Percent Change	JULY 1	Percent Change	JULY 1
State of Nevada		2,066,831		1.0%		1.0%	2,750,217	1.8%	2,800,967	1.5%	2,843,301	1.9%	2,897,584
Cities Towns	-)))	17 - C. C. C. C. C. C. C. C. C. C. C. C. C.		TO STORY OF STORY OF	University of the second	70 To 1900 Ann (1900 Ann (U 10000000 111	00.000 Pt 92 - 20.000 Pt		87.7	(a)	8 2 3 3 3 3 3
Carson City	52,457	53,095	54,844	-1.9%	56,506	-1.1%	55,441	-1.4%	54,668	-1.3%	53,969	%9.0	54,273
Churchill County	23,982	26,247	25,116	-0.5%	26,859	0.4%	23,238	0.3%	25,322	%6:0-	25,103	0.1%	25,126
Fallon	7,536	8,386	8,178	-1.6%	9,113	1.1%	8,706	%0.0	8,706	%2'0-	8,645	1.4%	8,770
Clark County	1,375,765	1,425,723 1,549,657	1,549,657	-0.8%	1,952,040	1.0%	1,988,195		2,031,723	1.9%	2,069,450	2.4%	2,118,353
Boulder City	14,966	15,519	14,842	-3.7%	16,064	2.8%	15,759	-0.8%	15,635	%0.0	15,627	_	15,813
Henderson Lac Vegas	1/5,381	198,691	209,486	-0.7%	267,687	0.8%	266,846	2.8%	274,270	2.4%	280,928	2.5%	287,828
Mesquite	9,389	15,605	13,216	4.7%	20,677	-1.5%	16,778	4.2%	17.477	4.5%	18,262	4.4%	19.061
	115,488	124,936	135,967	0.2%	215,022	-0.8%	222,009	1.9%	226,199	1.9%	230,491	2.1%	235,395
Bunkerville	877	606	1,180	5.3%	1,222	-9.6%	1,084	-1.5%	1,067	-2.7%	1,039	2.7%	1,097
Enterprise	21,138	21,905	46,193	0.5%	150,473	1.4%	162,872	4.8%	170,699	2.0%	174,064	5.6%	183,755
Indian Springs	1,339	1,387	1,55/	-2.8%	7,44,7	2.0%	1,192	0.9%	1,203	7.4%	1,220	1.2%	1,235
Mosns	711	0,003	0,403	-4.7% 1.7%	418,7	74.4%	4,414	5.0%	8,835	7.4%	8,963	7.5%	9,186
Moapa Valley	8 770	080	6,0,1	2.5%	7.269	-41.0%	000,-	0.7%	1,084	75.0%	1,507 8,854	0.0%	1,303
Mt. Charleston	885	917	853	-5.0%	1.061	-1.3%	647	0.0%	0,0	-2.5%	- 635	86.0	0,0,0
Paradise	166,260	172,297	187,746	-1.8%	178,974	1.7%	184,745	1.7%	187,949	1.6%	191,047	0.9%	192,810
Searchlight	741	792	822	-4.2%	718	-30.7%	395	0.3%	397	-13.2%	344	0.8%	347
Spring Valley	125,607	130,168	139,290	-1.4%	174,458	7.2%	184,910	2.1%	188,818	1.3%	191,342	3.5%	197,958
Summerlin Sunrice Manor	4,6/5	4,845	12,239	7.7%	28,342	0.5%	25,260	6.3%	26,855	1.4%	27,244	3.9%	28,300
Whitney	14 422	14 946	18 979	4.2%	37,690	7.5.0	20,00	2.4%	20,02	% a 1	40 567	2.0%	41,862
Winchester	29,658	30,735	33,994	-5.1%	35,235	-5.1%	31,634	1.0%	31,960	1.4%	32,413	1.1%	32,770
Douglas County	41,259	43,101	44,212	-1.4%	51,390	0.7%	48,015	1.0%	48,478	0.2%	48,553	-0.7%	48,223
Gardnerville	3,377	3,528	4,065	-3.0%	5,250	0.5%	5,495	%8.0	5,541	4.0%	5,760	-0.2%	5,751
Genoa Minden	235	245	227	0.2%	3 2 2 9	1.3%	3 010	0.6% 0.6%	220	-1.5%	217	-1.1%	215
			<u>}</u>)	200		i	200	200	20,0
Elko County	45,291	50,756	46,577	1.5%	51,325	3.8%	51,771	3.1%	53,384	%0.0	53,358	0.4%	53,551
Carlin Elko	2,161	2,395	2,074	1.0%	2,345	0.0%	2,376	20.0%	2,851	-4.2%	2,731	0.1%	2,727
Wells	1,346	1,563	1,389	-0.6%	1,515	9.0%	1,280	2.1%	1.307	8.0%	1.411	-2.8%	1.371
Nen	4,721	3,867	4,839	%6:0-	4,945	-2.3%	4,367	2.0%	4,453	-0.7%	4,420	1.3%	4,478
Jackpot	1,178	1,310	1,288	-3.1%	1,184	-5.1%	914	1.0%	923	-1.8%	206	-1.0%	898
Mountain City	135	150	127	-7.0%	121	7.4%	15 01	-0.3%	109	-1.6%	107	%B.O-	92 1
Esmeralda Countv	971	1513	1 125	-4 3%	1 187	4.3%	SEO	. %c u-	858	%6 2	926	-0.4%	023
Goldfield	369	574	438	R 4%	441	%b b-	250	12.8%	203	2/00.7	270	3.7%	252
Silver Peak	148	230	128	-22.7%	14	9.4%	128	3.4%	132	-7.2%	128	-3.7% 4.0%	133
)) :7	88	35	65		iii	čii	Si di	5)		88	100	*



Master Plan Update 2016



The 2016 Douglas County Master Plan Update is Now Underway

During 2016, the Community Development Department will be working with residents, businesses, property owners, and community organizations to prepare the five-year update to the County's Master Plan. There will be many opportunities for public input throughout the update process.

Background

The Douglas County Master Plan provides guidance on the location of different types of development in order to protect public health, safety, and welfare. The Master Plan includes eleven different elements such as Land Use, Housing, and Transportation, as well as a five-year action plan to address specific development and quality of life issues within the County. The current Douglas County Master Plan was first adopted in April 1996 and was last updated in 2011. At a joint workshop on February 9, 2016, the Board of Commissioners and the Planning Commission gave direction to staff. The minutes of the workshop are available here.

We Want to Hear From You

The public participation process for the 2016 Master Plan will include Community Workshops in June, stakeholder interviews, and a <u>Master Plan Survey</u>. The Master Plan Survey will remain open until July 31, 2016.

The presentation from the Community Workshops may be viewed <u>here</u>. A summary of comments from the four Community Workshops may be viewed <u>here</u>.

Workshop attendees completed questionnaires concerning the existing goals for their community plans. The questionnaire responses may be viewed <u>here</u>.

Comments and suggestions on the Master Plan may be submitted at any time. Draft chapters will be posted for review and feedback during the summer and fall of 2016.

The Douglas County Planning Commission and Board of Commissioners will hold public hearings on the Master Plan in early 2017.



REQUEST FOR MASTER PLAN MAP AMENDMENT July 1 - September 1,2016

Property owners may submit streamlined requests for Master Plan Map Amendments during the 2016 Update of the Douglas County Master Plan. The current 2011 Master Plan is available for review on the Douglas County web site (www.douglascountynv.gov). Requests for amendments will be evaluated as part of the update process and will be presented to the Planning Commission and Board of Commissioners during the Master Plan public hearings in 2017.

Master Plan Map Amendment

- Are public services currently provided to the parcel (s), such as public water, public sewer, and power? If these services are not currently provided, this request will not be reviewed.
- 2. Explain the reason for the proposed Master Plan map amendment.
- 3. Please provide a description of the proposed map change (s).
- 4. What is the size of the parcel(s), the future land use and current zoning for the parcel(s)?
- 5. Which Regional or Community Plan would be affected by the proposed map amendment?
- 6. Is the parcel(s) located within the Town of Gardnerville, Genoa, or Minden? If yes, please indicate which town.
- 7. Is the parcel(s) located within an Urban Service Area? ____Yes ____No

- 8. Is the parcel(s) located within a General Improvement District? If yes, please indicate which GID.
- 9. What is the address and Assessors Parcel Number (APN) for the parcel(s)?
- 10. Which road(s) currently provide access to the parcel(s)?
- 11. Please address each of the four findings for Master Plan Amendments (Section 20.608.040 of the Douglas County Development Code), which are listed below.
 - A. The proposed amendment is consistent with the policies embodied in the adopted master plan and the applicant has demonstrated the amendment promotes the overall goals and objectives of the master plan and has demonstrated a change in circumstances since the adoption of the plan that makes it appropriate to reconsider one or more of the goals and objectives of land use designations.
 - B. The proposed amendment is based on a demonstrated need for additional land to be used for the proposed use, and that the demand cannot be reasonably accommodated within the current boundaries of the area.
 - C. The proposed amendment would not materially affect the availability, adequacy, or level of service of any public improvement serving people outside of the applicant's property and will not be inconsistent with the adequate public facilities policies contained in chapter 20.100 of this title.
 - D. The proposed amendment is compatible with the actual and master planned use of the adjacent properties and reflects a logical change to the boundaries of the area in that it allows infrastructure to be extended in efficient increments and patterns, it creates a perceivable community edge as strong as the one it replaces, and it maintains relatively compact development patterns.

Contact Information
Owner:
Contact Name:
Company:
Address:
City/State/Zip:
Phone:
Email:
Owner's Representative/Applicant:
Contact Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

LETTER OF AUTHORIZATION

This letter shall serve to notify and verify that I/we am/are the legal owner(s) of the property being considered under this application and do hereby authorize the above representative to file and represent my/our interest in this application. I/we am/are the legal owner(s) of said property; have read the foregoing Letter of Authorization and know the contents thereof; and so hereby certify (or declare) under penalty of perjury under the laws of the State of Nevada that the information contained in this application is true and correct.

Where to submit request form:

This form as well as any attachments should be submitted to Candace H. Stowell, AICP, Wells Barnett Associates, at Candace@wbaplanning.com no later than 5:00 p.m. on September 1.

For any questions, please contact Candace at 775-580-7478 or by email at Candace@wbaplanning.com

Which Community Do You Live In?	Do you agree with the existing goals for your community?	If not, which goals would you modify, add, or delete?	Are there development or quality of life issues that need to be addressed in your community or the County in general? Please specify.
Carson City (Non- Resident)	¥Z.	In regards to preservation of agriculture - policy language contains statements such as " shall encourage the ag community," "cooperation with the ag community," "shall work with the ag community" - A goal should be to [Establish a committee that represents the ag community and is responsible for communicating with them] This committee will use the MP actions/policy as their agenda.	One of the actions under the goals to preserve agriculture should be to [Investigate the feasibility of establishing a market for Ecosystem Services]. This mechanism could compensate ag land owners for the viewshed, wildlife, floodplain, water filtration, etc. that they currently provide our community for free.
East Valley	Yes/No	No industrial north of Toler/Fish Springs Rd Maintain + enhance the rural feel of the E Valley Area	No gravel pit or other industrial uses
East Valley	Yes/No	No industrial north of Toler Ln/ Fish Springs Rd including any PF zoned land. Keep PF zoned land in EV Community. All of PF parcel of DCSID so effects of activities there are guided by Community Plan.	If DC Lands Bill is ever approved, lands acquired in EV area shall never be sold for development or used for anything but open space. Noise from the airport has exponentially increased in EV area in the last few years due to changes to the airport. Changes to the airport directly impact the EV community and have to be considered with the development of the Airport Plan!
East Valley	NO N	Airport Goals	Incompatibility of Industrialization Goals with preserving and enhancing character of existing rural residential character of all communities. E.G., Airport, Solar, DCSID Goals versus preserving rural agricultural life.
East Valley	No	Flood Zone!	Water - Sewer

Which Community Do You Live In?	Do you agree with the existing goals for your community?	If not, which goals would you modify, add, or delete?	Are there development or quality of life issues that need to be addressed in your community or the County in general? Please specify.
Fish Springs	Yes	Goal 1: Maintain rural atmosphere! (No GiDS) Goal 2: Limit future residential development to protect foropping aquifer in Fish Springs Goal 4: Maintain and expand access to BLM land for recreation	Potential issues and land use designations when Lands Bill passes will directly affect hundreds of residents.
Fish Springs	No	nave the water in Fish Springs to make these into smaller lots	Revise the Corley Ranch decision. Also, if the Land Bill passes in Washington, leave it alone.
Foothill	Yes		Master Plan amendments, particularly those to accommodate new residential development, should be harder to obtain, each and every required finding should be strictly adhered to
Gardnerville	Yes		Increase greenbelts or parks, to include river parks. Enhance, repair and upgrade existing parks so as to increase the recreation factor for residents and visitors alike.
Gardnerville (work in Gardnerville but represent landowners in all communities in D.C.)	Yes	Increase mixed residential/commercial use in downtown areas. Provide more incentives for development where services already exist. Retain/increase incentives for the permanent protection of floodplains, open space, agriculture lands. All of the above = well-balanced, well-planned community.	Provide for transfer of Receiving Areas to location that makes better sense today, without taking the Receiving Area from the current landowner(s). More multi-family zoning near downtowns. Strongly support TDR Program.
Gardnerville (Chichester)	Yes	None @ this time	None known
Gardnerville Ranchos	Yes		Infrastructure - roads connecting water/sewer lines for more cohesive functional systems

Wells Barnett Associates, LLC Stateline, NV

Which Community Do You Live In?	Do you agree with the existing goals for your community?	If not, which goals would you modify, add, or delete?	Are there development or quality of life issues that need to be addressed in your community or the County in general? Please specify.
Gardnerville Ranchos	Yes	None, the existing MP is a very good document. If any changes, should make it more difficult to amend	
Gardnerville Ranchos			Improve roadway from ranchos to Gardnerville. Add pedestrian/bike trail Ranchos to Gardnerville. Underground transmission lines when possible. Prohibit light pollution (nighttime lighting).
Gardnerville Ranchos/Silver Ranch	Yes		Quality of Life to be preserved in our community. Safety most important.
Genoa	Yes	Some type of land use for multi generational living units and common use facility (club house).	
Indian Hills/Jacks Valley	N O	 existing character is a complete mishmash, why 'preserve' it? what is timely and appropriate what is timely and appropriate I support rec + open space, but would like 'smart' qualities applied to all these goals. 	walkability - safe separate sidewalks for children walking to Jacks Valley Elementary, connections between older 1-acre parcels and new subdivisions
Indian Hills/Jacks Valley	9 <u>V</u>	Complete Vista Grande Blvd.	The County needs to complete Vista Grande from Jacks Valley Rd to Topsy Ln. We need another access in and out of the North County.
Indian Hills/Sunridge	۸۰	Too vague! Too much motherhood and apple pie. More specific goals are needed to show how the stated goals can be achieved.	Poor yard maintenance affects the nearby property values. Is there an ordinance in place that can be enforced on parcels that have gross weeds or junk?
Johnson Lane	ON	Goal 4 for recreation and open spaces should be eliminated since impacts private land or government (federal) owned lands	Flooding, traffic safety, and limited water

Wells Barnett Associates, LLC Stateline, NV

Which Community Do You Live In?	Do you agree with the existing goals for your community?	If not, which goals would you modify, add, or delete?	Are there development or quality of life issues that need to be addressed in your community or the County in general? Please specify.
Johnson Lane	Yes		Flooding off of the alluvial fan south of Johnson Lane (between Johnson Ln and Sunrise Pass)
Johnson Lane	Yes		
Johnson Lane (Upper Stephanie - Minden)	Yes		
Minden (Westwood)	Yes	None: Home area is fully developed, connector road maintenance improved Work: Still need to work airport items General: Main business area Minden business retention	MGSD connection fees for business
Ruhenstroth	Yes	Goal 1: correct keep Goal 2: correct keep Goal 3: correct keep Goal 4: correct keep	Quit changing our rural character. The BOC did not listen to Ruhenstroth residents who opposed corley development, you opened a worm mess. Residents are better informed. Not all 5 commissioners live in our area. They say they know what we want, but they to do not listen.
Topaz Ranch Estates/ Holbrook Junction	Yes	Clean up - old HWY 208 dump from Granite to Holbrook Jct - N. Lakeshore Topaz Visitor garbage Elementary/Middle School in TRE/Holbrook Do Not convert ballfield to dog park, just fence the adjacent 1/2 acre as available	Develop + Strengthen existing business in TRE, Holbrook, & Lake Topaz
Topaz Ranch Estates/Holbrook Junction	Yes	increased ingress + egress for entire community in case of fire/flood, need to be able to get to/from Gville not Walker or Smith Valley	change TRE ballfield to a dog park

Wells Barnett Associates, LLC Stateline, NV

Which Community With the existing Bo You Live In? goals for your community?	Do you agree with the existing goals for your community?	If not, which goals would you modify, add, or delete?	Are there development or quality of life issues that need to be addressed in your community or the County in general? Please specify.
Topaz Ranch Estates/Holbrook Junction		Small elementary school around TRE community center?	Bus service would be wonderful - perhaps 2 or 3 days a week for grocery and errands to be done in GV and Minden. It would also help elderly maybe not drive so much (safety issue)
West of 88 (South of Fredericksburg)	Neutral as they do not affect me.		Lower speed limits on: Fairview, Fredericksburg, Foothill lower to 40 mph = more \$ for County by enforcing speed laws. Speed of 55 is dangerous within 75-100 feet of some residence front doors. Thank you.



1.	For Possible Action:	Discussion to possibly mo	odify	town lighting a	at Kingslane
	and Douglas Avenue	; with public comment pri	ior to	Board action.	

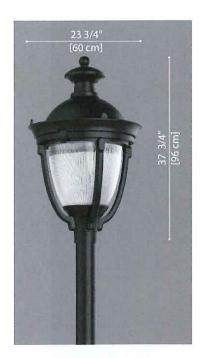
	and Bouglas Avenue, with public comment prior to Bourt detion.
2.	Recommended Motion: Discussion and provide direction to staff on the two projects.
	Funds Available: ☐ Yes
3.	Department: Administration
4.	Prepared by: Tom Dallaire
5.	Meeting Date: August 2, 2016 Time Requested: 20 minutes
6.	Agenda: □Consent □ Administrative
in proling lig lig Bit lig Kir lig crope Massir wh	subdivisions. We tried the new version of the light that is dark sky compliant. We currently by by by the an egslaga light head within the downtown core. Does the board want to use those that on Douglas with or without the decorations? Staff recommends poles only, and the new that as the display light on Gilman just north of Chichester Drive and at the trailhead on Snaffle 5. Staff wants to continue to use those new light heads in the Ranch replacing the 6 existing the heads in the first 3 phases that have been constructed. Ingular will most likely require 4 decorative lights. Possibly the new light heads on a talle the pole. It is needed to meet the NDOT light standards of average 20 LUX within the posswalk area. Light has to be located on each side to light the entire sidewalk and the destrian as they walk across the street. This is the crosswalk that will tie Lampe Park to the artin Slough nature trail and will be used heavily in the future. The other option is to install a milar set up as Bently did on 4 th street and 395 in Minden, but there are overhead powerlines will be an issue.
7.	Other Agency Review of Action: □Douglas County □ N/A
8.	Board Action:
E	Approved



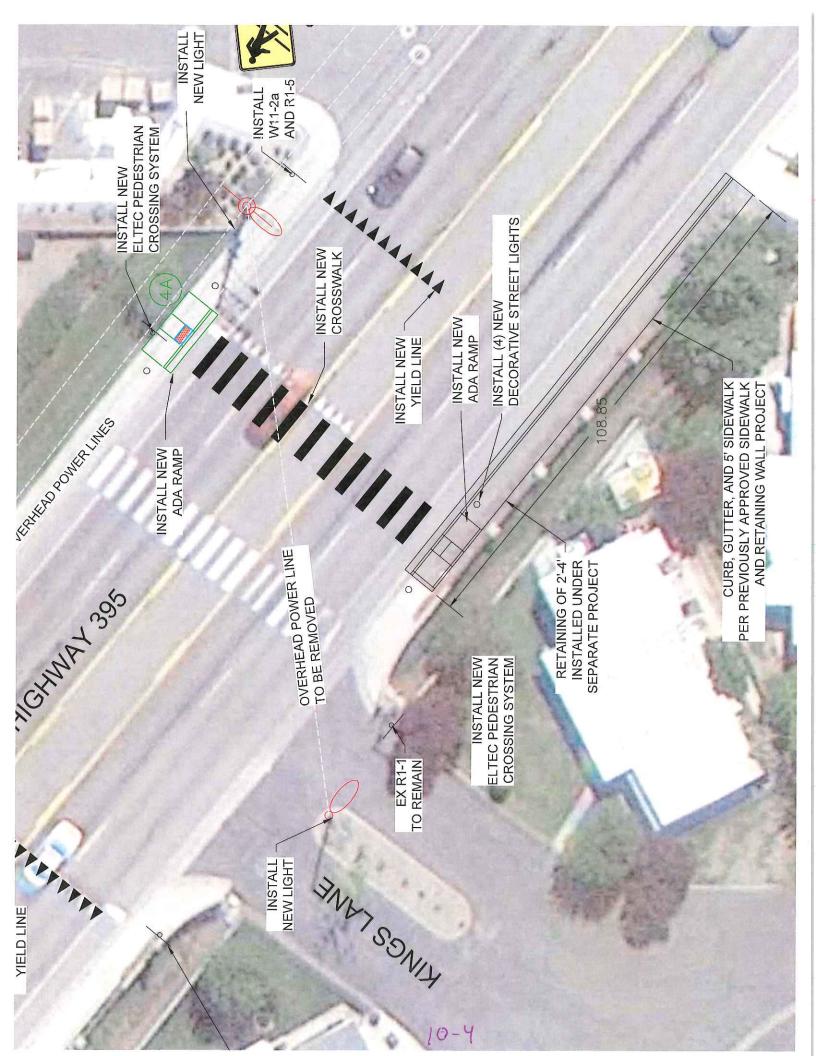
Kingslane - Option with 4 lights at crosswalk

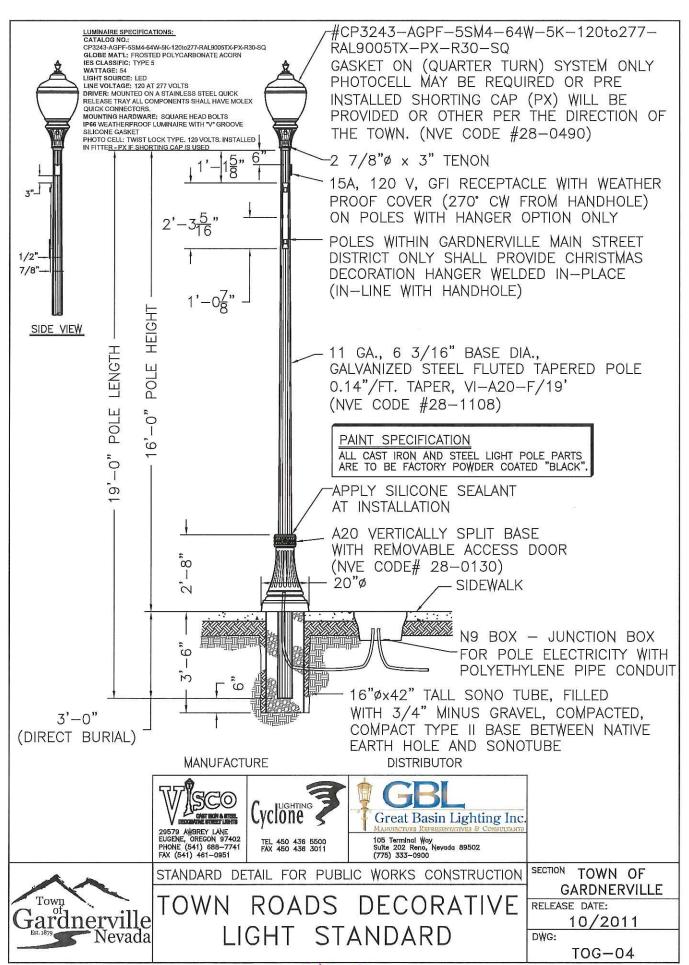


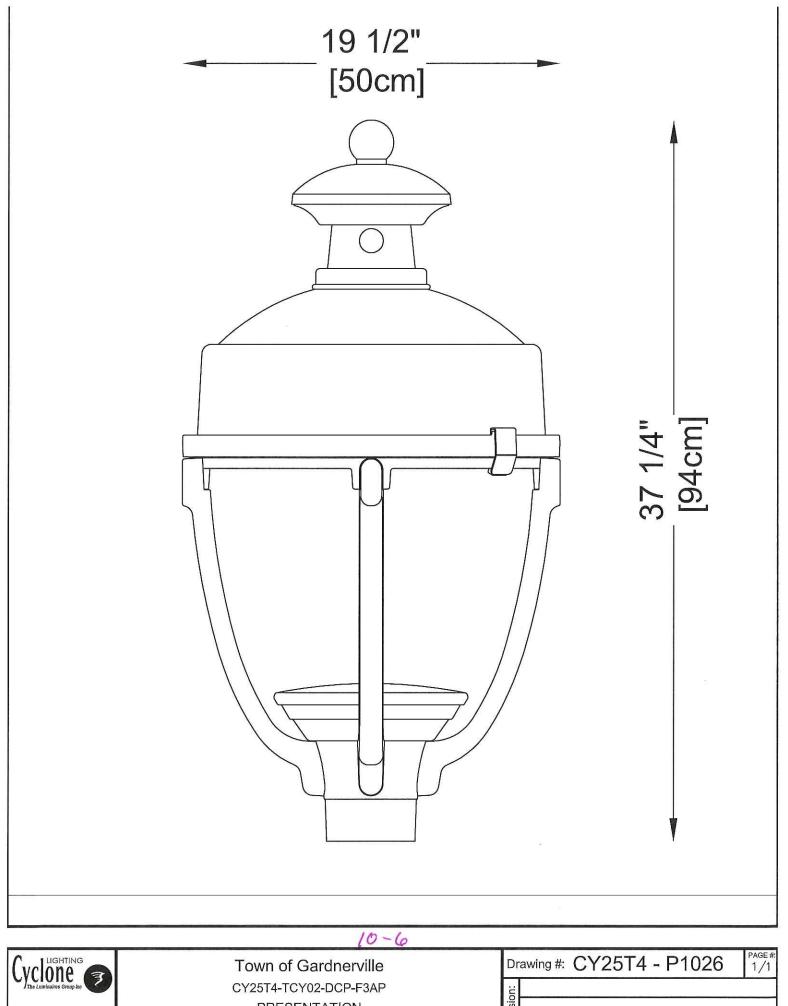
Kingslane Option similar to (4th street Minden)



There is an option to include the plastic insert globe. But that reflects light outward and the fixture losing is night sky compliant feature and becomes a night sky friendly as it will shine light outward from the globe.







3AP Egginer: V.IACAMPO **PRESENTATION** TEL: 450-434-5000 FAX: 450-434-5001 Date: 20/07/2016 Scale:



	activities for July 2016.
 3. 	Recommended Motion: Funds Available: ☐ Yes ☐ N/A
4.	Department: Administration
5.	Prepared by: Tom Dallaire
6.	Meeting Date: August 2, 2016 Time Requested: 5 minutes
7.	Agenda: □Consent □ Administrative
Ва	ackground Information: To be presented at meeting.
8.	Other Agency Review of Action: □ Douglas County □ N/A
9.	Board Action:
	Approved ☐ Approved with Modifications Denied ☐ Continued



1.	For Possible Act activities for Ju		the Town Manager	's Monthly Report of			
2.	Recommended Motion: Funds Available: Yes N/A						
3.	. Department: Administration						
4.	Prepared by:	Tom Dallaire					
5.	Meeting Date:	August 2, 2016	Time Requested:	5 minutes			
6.	Agenda: □Cons	sent 💆 Ad	ministrative				
Ва	ckground Inform	mation: See attached	report.				
7.	Other Agency R	eview of Action:	Douglas County	™ N/A			
8.	Board Action:						
	Approved Denied	☐ Approved with☐ Continued	h Modifications				



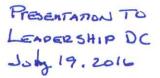
Mary Wenner, Chairwoman Ken Miller, Vice Chairman Cassandra Jones, Board Member Linda Slater, Board Member Lloyd Higuera, Board Member

Town Manager Monthly Report August 2016 Board Meeting

- A. Gardnerville Station (former Eagle Gas): McGinley provided the bid docs. They specified the site be re paved with 3" of new ac. I asked them to change that to grindings until we can get the site improved. Is the board ok with grindings where all the concrete is located? Next step is to get the approval from NDEP for the contractor so the final step in cleaning the site can be completed. We have a 50% plan set if you are interested in the current design plans. The structural engineer will not allow any more equipment to hang from the existing roof structure so they are planning on building an internal frame for a structure to hang all the ceiling hardware, lights and acoustic celling panels on. We discussed converting the outside storage to be enclosed for the table and chair storage area. Also, the CDBG funding is opening back up last cycle for projects up to \$300,000. We asked Douglas County to submit our project as presented last cycle. So stay tuned.
- **B. 395 Crosswalks:** I had a meeting with Tim and Gary Whisler about the lighting issues caused by NE Energy. Because the PUC only allows NV Energy to bill for lights, rapid flashing beacons is not considered a light and does not have an allowable billing rate, therefore needs to be metered; which is the problem with the 4th street light and the reason the overhead lights are on but not the rapid flashing beacons. They need to install a meter to serve power to the beacons. This is going to be an issue at Mission Street. I think we will propose solar there as well, or pull a service off Mission Street to power the pole. The SHPO process is going to become quite a bit more complicated as well. We are waiting to hear from the consultant as to how much more work this is going to be. This is just out of control!
- **C. Kingslane Sidewalk Project:** We received three comments back from NDOT staff on what the ramps look like. I need to spend time on this this coming month to get the final plans done.
- **D.** Toiyabe Storm Drain Project: I received the contours form GID for the town. I need to spend time on this analyzing the drainage in the area to see if we can just abandon the pipe in place and improve the drainage inlets at the shop where the water will end up. Then we can have the existing pipe filled with sanded grout to eliminate the sink holes.
- E. Maintenance Yard Plans: I have not received a revised set of plans from ROA on the yard improvements prior to leaving on vacation.

F. Office Items:

- Continued to work with Mike and Bill from ROA on the BLA (boundary line adjustment). We are close to getting this recorded. The redlines are complete and mylars are ready to submit. We need Mike to update the deeds and create the two easements. Dave is ready for this to be complete as well.
- We were able to sign papers on the property and issue the \$2000 for the escrow account to open. We are working on getting a check from the county for \$125,000 by the end of August. August will be the date of the payments in the future.
- Redesigned Mill Street again after discussing what the contractor wants to do. Spoke with the couple across the street and I am getting a price on sidewalk on their property to Gasoline Alley as well. Redrew the corner at southwest Mill to finish the ADA upgrades at that location.
- Still no news from the county on the alley at the French Bar. Doug is in the middle of several lawsuits. This will take some time for this to get to the top of his pile and they are down a couple of staff members.
- Signed all the paperwork for the credit card processing. With Carol on vacation this coming month it will get set up when she returns.
- Had several complaints about the infestation of bugs around Chichester and Arbor Gardens.



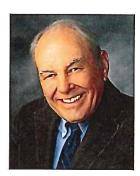












Five member elected Town Board 14 full time employees, 1 part time and one seasonal employee

Population 5,751

Town Boundary: 2.4 square miles

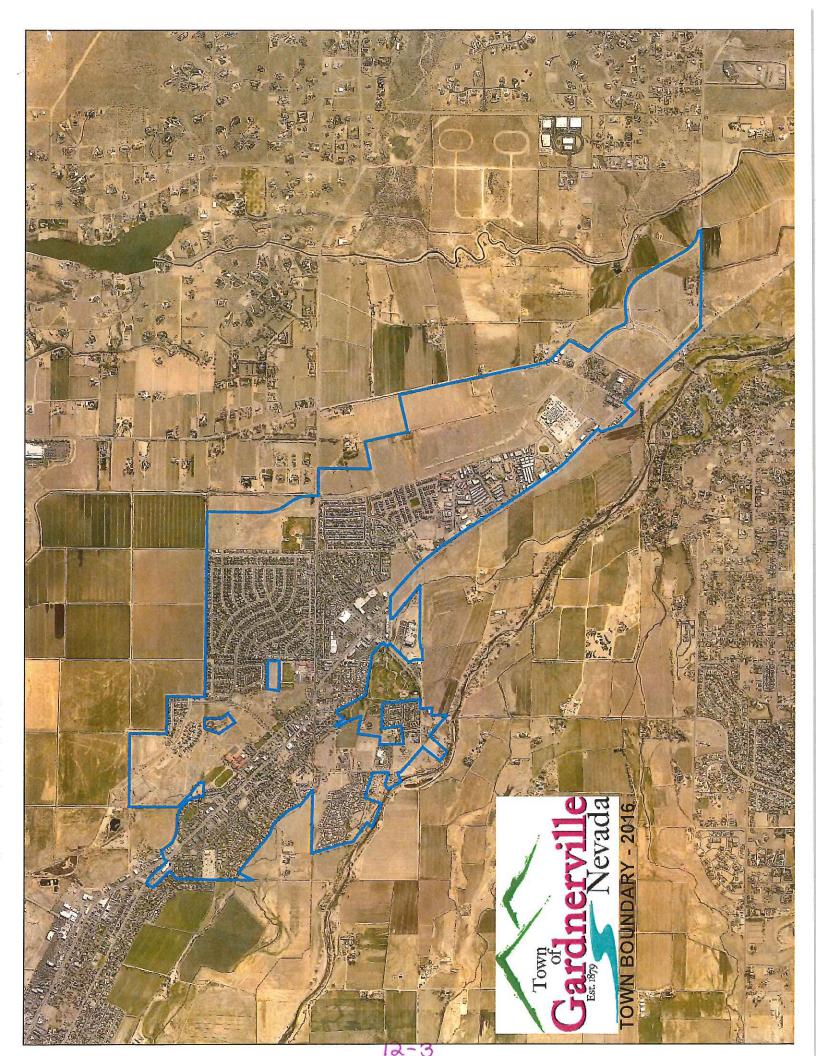
General Fund: \$1.2 million

Health & Sanitation: \$1,000,000

 Provides trash collection service to 223 commercial and 1789 residential customers

The Town maintains:

- 20 miles of roads
- 80,611 LF or 15.27 miles of storm drain system
- 44,685 LF or 8.46 miles irrigation ditch
- 5 regional detention ponds
- 296 street lights & 119 decorative street lights
- Street and traffic signs
- 4 parks: Heritage Park, Gardner Park,
 Arbor Gardens Park, Martin Slough Nature Park and trail
 - Owned parcels 21 69.73 acres



NRS 318.116 Basic powers which may be granted to district. Any one, all or any combination of the following basic powers may be granted to a district in proceedings for its organization, or its reorganization pursuant to NRS 318.077 and all provisions in this chapter supplemental thereto, or as may be otherwise provided by statute:

- 1. Furnishing electric light and power, as provided in NRS 318.117;
- 2. Extermination and abatement of mosquitoes, flies, other insects, rats, and liver fluke or *Fasciola hepatica*, as provided in NRS 318.118;
 - 3. Furnishing facilities or services for public cemeteries, as provided in NRS 318.119;
 - 4. Furnishing facilities for swimming pools, as provided in NRS 318.1191;
 - 5. Furnishing facilities for television, as provided in NRS 318.1192;
 - 6. Furnishing facilities for FM radio, as provided in NRS 318.1187;
 - 7. Furnishing streets and alleys, as provided in NRS 318.120;
 - 8. Furnishing curbs, gutters and sidewalks, as provided in NRS 318.125;
 - 9. Furnishing sidewalks, as provided in NRS 318.130;
 - 10. Furnishing facilities for storm drainage or flood control, as provided in NRS 318.135;
 - 11. Furnishing sanitary facilities for sewerage, as provided in NRS 318.140;
 - 12. Furnishing facilities for lighting streets, as provided in NRS 318.141;
 - 13. Furnishing facilities for the collection and disposal of garbage and refuse, as provided in NRS 318.142;
 - 14. Furnishing recreational facilities, as provided in NRS 318.143;
 - 15. Furnishing facilities for water, as provided in NRS 318.144;
 - 16. Furnishing fencing, as provided in NRS 318.1195;
 - 17. Furnishing facilities for protection from fire, as provided in NRS 318.1181;
 - 18. Furnishing energy for space heating, as provided in NRS 318.1175;
 - 19. Furnishing emergency medical services, as provided in NRS 318.1185;
 - 20. Control of noxious weeds, as provided in chapter 555 of NRS; and
- 21. Establishing, controlling, managing and operating an area or zone for the preservation of one or more species or subspecies of wildlife that has been declared endangered or threatened pursuant to the federal Endangered Species Act of 1973, 16 U.S.C. §§ 1531 et seq., as provided in NRS 318.1177

NRS 269.575 Town services.

- 1. Town services, any one of which or any combination of which may be supplied to the residents of a particular unincorporated town include, but need not be limited to:
 - (a) Cemetery;
 - (b) Dump stations and sites;
 - (c) Fire protection;
 - (d) Flood control and drainage;
 - (e) Garbage collection;
 - (f) Police;
 - (g) Parks;
 - (h) Recreation;
 - (i) Sewage collection;
 - (j) Streets;
 - (k) Street lights;
 - (I) Swimming pools;
 - (m) Television translator;
 - (n) Water distribution; and
 - (o) Acquisition, maintenance and improvement of town property.
- 2. Each unincorporated town is limited to that service or those services whose supply provided the basis for the formation of the town, as adjusted from time to time pursuant to NRS 269.570.

Kevin MacMillanBONANZA INTERIM EDITOR

September 13, 2008

GID vs. town: What are the differences?



communities, Simon said. According to Nevada Revised Statutes, the difference between a general improvement district and an town and a general improvement district. The official differences between the two is detailed in Nevada law, specifically Nevada Manager Katy Simon offered this explanation as to the main difference between an unincorporated town and a GID. Both GIDs and unincorporated towns exist throughout the state and are effective in providing higher levels of service provision to specific advantage of Incline Village becoming a Town? Generally, those answers address the difference between an unincorporated Revised Statutes. Independent Inclines Web site townofinclinevillage. org has a list of answers to this question: What is the Revised Statute 318, which deals with GIDS; and NRS 269, on which the unincorporated Town of Incline Village would be Todays topic deals with the differences between a general improvement district and an unincorporated town, per Nevada created if the idea moves forward through Election Day and into 2009. In a recent e-mail to the Bonanza, Washoe County EDITORS NOTE: This is the second in a regular series of stories detailing the effort to create the Town of Incline Village.

University of Nevada, Reno, report titled Legal and Economic Considerations for Incorporation of Nevada Towns which dissects on each \$100 of assessed valuation. This has implications for a GID, as any given piece of taxable property within its boundaries furnishing electric light and power; furnishing curb, gutter and sidewalks; and furnishing recreational facilities. As for revenues NRS to explain the main differences between a GID and an unincorporated town. Look for the full report online by typing in its title into an online search site. It is available in HTML or PDF format. General Improvement DistrictsAccording to Nevada law, board that manages a GID has all rights and powers necessary or incidental to or implied from the specific powers granted and construction, or parks and recreation. Furthermore, the total ad valorem tax levy for all public purposes must not exceed \$3.64 needs to be taken into consideration. Also, a GID may not find it financially feasible to pay for all of the services it would like to means of local organization and ad valorem taxes are being considered as one source of possible revenue, then the \$3.64 limit combination of the following basic powers may be granted to a district ... GIDs do not have the authority to provide for police, $\dot{\phi}$ tax, special assessments, establish tolls, rates and other service charges. The GID may also be able to borrow money and issue φ and finances, depending on the specific purposes of the GID, the GID board may have the power to levy a general ad valorem inhabitants. Each district is a body corporate and politic and a quasi-municipal corporation. (NRS 318.015) Furthermore, the short-term notes, warrants, interim debentures, general obligation bonds, revenue bonds and special assessment bonds. The purposes...There are 21 basic powers granted to general improvement districts. According to NRS 318.116 Any one, all or any equipment and staff as necessary for a fee. Unincorporated townsGenerally, unincorporated towns enjoy the same amount of purchase equipment or hire additional staff. It may be able to reach an agreement with the county to use existing structures, unincorporated town is a function of the duties that each entity can perform. GIDs (like IVGID) can do water, sewer, roads, may be subject to tax by the state, county, town, other special districts or school district. If a GID is being considered as one recreation and trash services, for example. Unincorporated towns can perform those duties and more, such as contract for property, equipment or personnel. A GID may not have to make the capital expenditures necessary to build new structure, provide. According to NRS 277.045, counties, incorporated cities, unincorporated towns, school districts and other special districts may enter into cooperative agreements to provide governmental functions. These agreements may involve use of a general improvement district is pursuant to NRS Chapter 318, which is titled General Improvement District Law. These distributions from the state government if it provides two of the following: Fire protection, road repair, maintenance and planning, or zoning. These 21 powers are listed in NRS 318.116. Some include: Furnishing facilities for swimming pools, financial services. Below are short explanations and definitions of GIDs and unincorporated towns, per NRS and a 2001 government power as GIDs, except they have the power to oversee more <u>locally.NRS</u> Chapter 269 contains the statutes ability of the board to use debt will depend on the population and purpose of the district. A district may be eligible for districts serve a public use and will promote the health, safety, prosperity, security and general welfare of the states specific powers shall not be considered as a limitation upon any power necessary or appropriate to carry out (its)

disposal; operations at an airport (excluding police and fire protection but may include car rental and concession stands); water and sewage treatment (unless regulated in that town by an agency of the state); concessions on property owned or leased by the limited to those powers stated or inferred from these statutes. As provided for in NRS 269, the board of county commissioners control.A town board may adopt all ordinances, rules and regulations and perform all other acts necessary for the execution of would like to provide. One key difference between a GID and an unincorporated town is that under current law, there are more providing for and limiting the power of board of county commissioners and other boards to manage the affairs of and provide town; and landfills. Similar to a GID, an unincorporated town may not find it financially feasible to pay for all of the services it breaches of ordinances. Following is a list of some of the additional services unincorporated towns can provide; this full list is Towns. Find out more about the differences on townofincline village org, or join the discussion on the Bonanzas Independent for unincorporated towns. The county and any other boards that may participate in the management of the towns affairs are limited general obligation bond provisions under the NRS 269 town law than the GID law. However, it is the goal to ask the 2009 Nevada State Legislature to modernize the NRS 269 Town law to allow the appropriate general obligation bonding for may oversee the affairs of any unincorporated town. However, the citizens of those towns have the option of more specific provided in NRS 269: Fire protection and police protection; business licenses; the keeping of animals; and the limiting of competition by providing or franchising for the following: Ambulance service; public transportation or taxi cabs; waste the powers and jurisdiction conferred, as well as revise and codify those ordinances into a town code. It can also punish

 φ Incline blog at tahoebonanza.com/blogs/independentincline.



1. 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. 2. Recommended Motion: No motion required. **Funds Available:** ✓ **Yes** □ N/A 3. Department: Administration 4. Prepared by: **Tom Dallaire** 10 minutes Time Requested: 5. Meeting Date: August 2, 2016 **☑** Administrative 6. Agenda: □ Consent **Background Information**: To be presented at meeting. 7. Other Agency Review of Action: Douglas County ₩ N/A 8. Board Action: ☐ Approved with Modifications ☐ Approved

☐ Continued

□ Denied