



## GARDNERVILLE TOWN BOARD

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

### Meeting Agenda

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

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

Tuesday, July 5, 2016

4:30 p.m.

Gardnerville Town Hall

### MISSION STATEMENT

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

Copies of the finalized agenda were posted on June 29, 2016, on or before the third day prior to the meeting date, by Carol Louthan, Office Manager. Signed: Carol Louthan in accordance with NRS Chapter 241 at following locations;  
**Carson Valley Chamber of Commerce**, 1477 Hwy 395 N, Gardnerville NV 89410 at 8:21 A.M.  
**Douglas County Historic Courthouse**, 1616 8<sup>th</sup> Street, Minden NV 89423, at 8:38 A.M.  
**Gardnerville Post Office**, 1267 US HWY 395 #L, Gardnerville NV 89410 at 8:48 A.M.  
**Gardnerville Town Offices**, 1407 HWY 395 N, Gardnerville NV 89410 at 8:55 A.M. and on the Internet at [www.gardnerville-nv.gov](http://www.gardnerville-nv.gov).

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

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

**Notice:** Items on the agenda may be taken out of order; the Gardnerville Town Board may combine two or more agenda items for consideration; and the Gardnerville Town Board may remove an item from the agenda or delay discussion relating to an item on the agenda at any time. All items shall include discussion and possible action to approve, modify, deny, or continue.

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

### INVOCATION – Rob Simpson, Associate Pastor Valley Christian Fellowship

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

PLEDGE OF ALLEGIANCE – Mary Wenner

### 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:

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



**CONSENT CALENDAR FOR POSSIBLE ACTION**

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

1. **For Possible Action:** Correspondence
2. **For Possible Action:** Health and Sanitation & Public Works Departments Monthly Report of activities
3. **For Possible Action:** Approve June 2016 claims
4. **For Possible Action:** 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.

**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. (approx. 10 minutes)
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;  $1.66 \times 16/\text{acre} = 26.56$  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)
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. (approx. 30 minutes)
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. (approx. 20 minutes)
9. **Not For Possible Action:** Discussion on the Town Attorney's Monthly Report of activities for June 2016. (approx. 5 minutes)
10. **Not For Possible Action:** Discussion on the Town Manager's Monthly Report of activities for June 2016. (approx. 15 minutes)

2<sup>nd</sup> PUBLIC INTEREST COMMENTS period (No action will be taken)

Adjourn

Next monthly meeting August 2, 2016

Movies in the Park: July 8 - Minions  
July 29 – Star Wars The Force Awakens

Thirsty third Thursdays – July 21 – Super Heros