



## GARDNERVILLE TOWN BOARD

### Meeting Minutes

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

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

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Tuesday, September 1, 2015

4:30 p.m.

Gardnerville Town Hall

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#### INVOCATION – Pastor Don Baumann – Hilltop Community Church

 Chairman Higuera called the board meeting to order at 4:32 p.m. and made the determination a quorum is present.

#### Present:

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

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

 **PLEDGE OF ALLEGIANCE – Cassandra Jones**

 **PUBLIC INTEREST COMMENTS (No Action)**

This portion of the meeting is open to the public to speak on any topic not on the agenda and must be limited to 3 minutes. The Gardnerville Town Board is prohibited by law from taking immediate action on issues raised by the public that are not listed on the agenda.

Mr. Clarence Burr would like to make the board aware of what is coming down the river. The river is choked up. The county has had three years to do something and hasn't done anything. I would like to have your support in getting something done in the river. If you look over the Lutheran Bridge it is all full of willows and cottonwoods. We have all the debris coming down from the Markleeville fire. I'd like to mention thanks to Frank Gjerde, the Bently Corporation and Parks for cleaning the ditches. Really take a look at the river and contact our commissioners and tell them they really need to do something about it. You don't turn floods off when they start.

No further public comment.

 **FOR POSSIBLE ACTION: APPROVAL OF AGENDA, with public comment prior to Board action.**

The Gardnerville Town Board reserves the right to take items in a different order to accomplish business in the most efficient manner.

Chairman Higuera would ask to pull items 10 and 11 from the agenda.

**Motion Jones/Wenner to adopt the agenda, but remove items 10 and 11.**

No public comment.

**Upon call for the vote, motion carried unanimously.**

 **FOR POSSIBLE ACTION: APPROVAL OF PREVIOUS MINUTES:**

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

**Motion Slater/Miller to approve the previous minutes of August 4th.**

No public comment.

**Upon call for the vote, motion carried unanimously.**



## **CONSENT CALENDAR FOR POSSIBLE ACTION**

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

1. **For Possible Action:** Correspondence  
Read and noted.
2. **For Possible Action:** Health and Sanitation & Public Works Departments Monthly Report of activities  
Accepted.
3. **For Possible Action:** Approve August 2015 claims  
Approved.
4. **For Possible Action:** Approve placement of the Main Street Basque Mural on the south wall of the Mason's Lodge building located at 1421 Highway 395 North, APN:1320-33-402-066, and approve the town manager to sign the county review applications and forms associated with the project.  
Approved.
5. **For Possible Action:** Approve an agreement between the Town of Gardnerville and Main Street Gardnerville to clarify the finance department's concern over the Program Manager's position, and provide for a revised budget to accommodate the employee concept; with public comment prior to Board action.  
Approved.

**Motion Miller/Slater to approve the consent calendar as presented.**


Mr. Rowe asked if everyone saw the e-mail about the 501c6 status. We have revised the agreement only as to the name of the current chairman of Main Street Gardnerville. I have the two originals. I will leave them so we can get those contracts signed and be done with this issue.

No public comment.

**Upon call for the vote, motion carried unanimously.**

## **ADMINISTRATIVE AGENDA**

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

6.  **For Possible Action:** Presentation and provision of an updated recommendation to the County Commissioners on the updated County Connectivity plan and funding options, revising the previous presentation and proposed funding options that are identified in the proposed County Connectivity Project. Presentation by Jacques and Dominique Etchegoyhen; with public comment prior to Board action.

Mr. Dominique Etchegoyhen gave a power point presentation on the updated county connectivity plan and funding options.

Mrs. Jones asked if there was any limit on what they can use sales tax for.

Mr. Etchegoyhen explained the utility operator fee would be implemented first over three phases. And, if the half percent sales tax was adopted by the voters then the last two percent of this would be removed.

Mrs. Jones asked if the utility operator fee has a narrower use...

Mr. Etchegoyhen responded the utility operator fee can be used for more things. The sales tax is more limited.

Mrs. Jones would like to finish her question. Does the utility operator fee have a more limited use than the sales tax?

Mr. Etchegoyhen answered no. The utility operator fee can be used for more things. It is less limiting.

Mr. Miller asked if the fee would have to be repealed by voters.

Mr. Etchegoyhen explained the commissioners can implement it. We could recommend they repeal it if the voters implement the ½ percent sales tax.

Mr. Miller's question is: could the voters repeal what the commissioners already passed.

Mr. Etchegoyhen answered they can repeal the gas tax. I would guess it might be the same thing but I would like to do more research before I answer that definitively. (Ms. Granahan responded to this question in an email following the meeting: "The answer to the question is yes, Douglas County voters could conceivably repeal the ordinance enacting the increased UOF by using the referendum process under NRS 295.075 et seq).

Mrs. Jones asked if they were proposing that they repeal it automatically; that it's written into the ordinance that way.

Mr. Etchegoyhen answered yes. The rest of the presentation will be done by Jacque Etchegoyhen.

Mr. Jacques Etchegoyhen wanted to dispel the rumor that the county is sitting on 72 million dollars. We had county finance look into it and it turns out the county is sitting on about 48.6 million dollars. It is for specific projects. It is for specific funds like East Fork Fire and Paramedic District, Town reserves, special needs and capital needs. Every dollar of that 48.6 million dollars is spoken for and what isn't spoken for is required by Nevada law to keep in reserves. Tahoe is about nine percent of Douglas County's population and generates 37 percent of the county's property tax, 86 percent of the county's room tax and 85 percent of the county gaming tax. This is just looking to help them support themselves. (Power point presentation continued)

Mr. Miller has a hard time with three taxes at once. I think the utility use fee is the one that will probably not go. I just have that feeling.

Chairman Higuera likes the new presentation tying the taxes to the actual items it will be spent on and scaling it down. The two things this board is interested in are the trucks on 395 and the Ranchos connectivity to Gardnerville. And it is good to see some of the money being spent on maintenance of roads. I think the new direction is good. Taxes always weigh heavy in Douglas County. That will be the tough part.

Mr. Miller attended a conference in Atlanta for Main Street in March. They are having sales tax actually tied to a project, such as connectivity from Ranchos to town for a period of five years and have that project completed. The next five years pinpoint another project rather than blasting everything out at once. If you pinpoint on one, you are more likely to complete it.

Mrs. Slater thought they should start building county trust. The past record has not always been as stellar as we would have liked.

Ms. Lisa Granahan, Economic Vitality Manager informed board members because it is a sales tax, it does require an additional action by the Board of County Commissioners. When this goes in October, if the board introduces the ordinance, before they would be able to take action we would need to come back to the board with a list and the board could choose to prioritize it at that time. Because alternate 395 and revitalization of our main street has such an expensive price tag, that one will have to be bonded and matched over a number of years. It probably will be fairly easy to pick off some of the trail projects in between while we are accumulating the funds that would be needed for that large project. We believe the Ranchos connectivity could get started with construction as early as the fiscal year 2018. We are hearing from engineering Phase 1 of the Martin Slough trail project, that we have been planning for and have the NDOT grant for, should start construction in the fall of next year. We could then do phase 2, getting us to Lampe. That too could happen in fiscal year '18, and the others pushed out further depending on how big they are, how much of a match and would we be able to get the grant funds.

Mr. Miller added these particular communities were passing a one percent sales tax every five years with a sunset on it, which is a very positive thing if it's put to the right projects and done in those five years.

Public comment.

Mr. Bill Chernock, Executive Director of the Carson Valley Chamber of Commerce, is standing in front of you advocating three tax increases. From the business point of view what makes this not attractive, but mandatory, is we have developed a set of plans that we have all met and re-met over a period of 10 years deciding on what we need to do as a community. Now we are seeking ways to make that happen. The connectivity group has come up with this version and it is pretty well thought out. It takes the burden and makes it very small on a wide group of people. What

it then does is create a bonding fund out of the monies that are raised. That increases the amount we have to spend, but it also says to our partners at NDOT, state agencies and federal agencies that we will put some of our own money in the game and have matching funds. So we take that four dollars and bond it to 40 and get a match of 160. So the dollar the resident and businesses put in amount to \$200. We're talking about things that should have been done in 1993. We can't continue that way. Status quo just doesn't cut it. These are three very small fees. We ask for you to join the connectivity team, your fellow towns, GID's and the Chamber in making this happen.

No further public comment.

Ms. Granahan shared this is just an update.

Mrs. Jones mentioned the board previously recommended all three of these taxes be adopted.

Vice-Chairwoman Wenner asked when this was going to the commissioners.

Mr. Etchegoyhen answered October 5<sup>th</sup>.

Mr. Miller asked if we recommended the taxes or did we recommend the connectivity plan.

Chairman Higuera believed the taxes were tied to the plan and we approved the entire connectivity concept. I think, as Bill pointed out, it has been honed, worked and reworked. I think they have a very solid plan now.

Vice-Chairwoman Wenner asked if they are asking the commissioners for all the taxes.

Mr. Dominique Etchegoyhen is suggesting they take action on the three taxes.

Mrs. Jones doesn't feel they should change what they did previously. If we are not changing what we did before there's no reason to do a motion.

Chairman Higuera would prefer, as the chairman, to call for a motion.

**Motion Miller to a support the connectivity plan as presented and leave it to the county commissioners for the funding of the connectivity plan.**

**Mrs. Jones would make a motion to support the county connectivity plan as presented.**

Vice-Chairwoman asked if she should second Ken or Cassandra.

Mrs. Jones thought the distinction was Ken doesn't want to have anything to say on the tax issue. I think that we are elected to make hard calls. I think this includes finding the money to do the jobs that we are called to do.

**Vice-Chairwoman Wenner withdrew the second because I want to clarify what Cassandra said and I would like it to say the same as what she just said about leaving it up to the commissioners...**

**Mrs. Jones' motion is simple: We support the county connectivity plan as presented.**

**Vice-Chairwoman Wenner seconded the motion by Mrs. Jones.**

No public comment.

**Upon call for the vote, motion carried unanimously.**

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

Mrs. Lochridge wanted to highlight a couple of things in the report and add a few more. I did want to bring up we are going to lose Dorette Caldana. She and her husband are relocating out of the area. So we do have a vacancy that we are trying to fill. If anyone is interested in being on the Main Street Gardnerville Board of Directors we have applications here. Also we are moving forward with the efforts to create a more pedestrian friendly downtown by installing more benches. We just installed one in front of the mason building and one that will be arriving sometime in

October. We are getting approval on the location for that. We got all of the paperwork in for the SUP today to the county and we are hoping to be on the Planning Commission agenda in October so we can get approval to move forward with it. This was our fourth attempt at a location. We found out we are going to be the recipient of up to \$5,000 in labor and products courtesy of Lowe's Community Outreach Program. I sent them a list of some possible projects and we got approval yesterday. The chair of our gardens committee, Carol Sandmeier, is meeting with their director on Friday to go over the list of projects and see what will work best for them and for us. I was at that meeting this morning for the county connectivity. We are champions of the distinctive downtowns project for the county. Both our main street and Minden's new main street program have been asked to be on their agenda to talk about our projects. In the packet you see 58 thank you cards from the 6<sup>th</sup> grade science students at the middle school. They toured the gardens and they had some artwork and comments to make about everything that is going on over there. Main Street Gardnerville was voted best nonprofit in the Carson Valley Best of campaign. And our very own Carol Sandmeier was voted best volunteer.

Vice-Chairwoman Wenner asked since we now have you as an employee of the Town of Gardnerville, did Minden make their Main Street person an employee also.

Mr. Matt Bernard, Minden Town Board, advised just last month we picked Charlie Condron to be our representative. So we are in the process of picking our executive board and our directors. The 501c3, 501c6 and bylaws are all moving around. We are learning a lot about Main Street. The long answer is we don't have that all figured out yet. We're following you as to whether or not it will be a town employee or whether we will hire someone by contract, which we have discussed. We haven't finished all that discussion. So right now we are not sure.

Mrs. Jones asked if Dorie has served her last board meeting.

Mrs. Lochridge answered as long as her schedule doesn't change, she will be at the next meeting on the 15<sup>th</sup>.

Mr. Higuera asked if there is any kind of a time frame when the mural will go up.

Mrs. Lochridge believed when you get the permit you have two years to get it up. The hopes are to get it up sooner rather than later. They actually started this project a little over three years ago. We have had four potential locations that for one reason or another didn't pan out, but this one has. We are excited.

Mrs. Jones remembers, when running for town board and attending every meeting, the sketch being in the board packet. She was the volunteer of the year for Main Street and she was one of the founding members, wasn't she?

Mrs. Lochridge answered no. She joined the board maybe a year and a half after we started.


Mrs. Jones was wondering if it would be appropriate to recognize everything she has done before she leaves.

Mrs. Lochridge has some things planned. She will be missed greatly.

Mr. Miller asked if we were still short of the funding for the mural.

Mrs. Lochridge answered yes. Thursday the design committee meets. We will discuss that. We are being charged the permit fee again. They wouldn't transfer the one from the Pyrenees. We are going to have to come up with a total and re-launch the fundraising campaign.

Mr. Dallaire mentioned it is being mounted much higher than before. So there is scaffolding they will need for the install.

8.  **For Possible Action: Review, discussion, and input on the locational requirements and associated regulations for photovoltaic solar facilities in Douglas County, Hope Sullivan, Planning Manager, Douglas County Community Development and Cynthia Gregory, Deputy District Attorney, Douglas County District Attorney's Office; with public comment prior to Board action.**

Ms. Sullivan, Planning Manager, Douglas County and Cynthia Gregory, Douglas County District Attorney's office, are going around to all the elected bodies soliciting comments on solar. Ms. Sullivan gave a power point presentation. We are trying to solicit input regarding what your thoughts are when you look at the master plan use designations. Where do you believe it would be appropriate to have a utility scale photovoltaic solar facility? What impacts should the county look at when considering these facilities? What supplemental standards should the county have in place to

prevent impacts in advance as opposed to having to do it on an ad hoc basis? Those are the three questions we hope you will provide answers.

Chairman Higuera wondered if there is a way you can limit the number of facilities that would be put into the county or if you have rules and regulations allowing it, can you not limit the number.

Ms. Sullivan doesn't know the answer. We sat with NV Energy. They are trying to locate sites. Their priority is to get near a substation. We have three substations in town: Muller, Buckeye and Heybourne (north of Stephanie). They look to be near the distribution lines and then transmission lines. The one on East Valley was more than a mile away from the substation.

Ms. Cynthia Gregory, Douglas County DA's office, pointed out what is important to note is the county is in a position where they have to pass a special use permit process. It was done by AB239 back in the 2013 legislature. It wasn't just driven by private. It's also driven by the legislature. When you start limiting, then you start getting into almost like a franchise. In that case you are allowed to limit providers. In this case it would be harder to do legally. That's why they came forward with 160 acres. What we found with that is they want to put solar on the entire 160 acres and create a bigger solar facility.

Chairman Higuera would hate to see the valley fill up with photovoltaic cells.

Vice-Chairwoman Wenner asked how much of the 160 acres could they develop. Is there a percentage that they can put on it?

Ms. Sullivan shared this came up with the project on Muller because they were leasing the land. Their lease was going to be controlling 160 but they didn't want to cover the 160. That is something we need to refine. We didn't get specific about that. We interpreted it you need to control 160 acres for the use. The 160 acres has to be subject to the special use permit. Some of that could be setback.

Vice-Chairwoman Wenner asked if setback is where you could have something around it so it wouldn't be visible.

For example, Ms. Sullivan pointed out if you look at the ponds on Muller you will see the berm. If you are at grade you can't see the ponds. That's something that comes up is screening. Sometimes screening can be a solid fence and the fence is worse than the solar panel or landscaping that is entirely incompatible with the desert.

Mr. Miller commented visual in this county is very important. Our landscape is different from Churchill County, but they have some very good ideas. The other side is the ranchers have most of the available land. The land that is available is very high priced to put a solar panel on. The ranchers have the land available and can do a lease that gives them an alternative income. Where the last project was denied, I had nothing against. If you looked in the valley itself you wouldn't be able to see it. It doesn't take away from the valley.

Chairman Higuera agreed visual impact is what the game is all about.

Mrs. Jones understood some of the complaints were about the noise factor from the panels. I don't know any of the homeowners. I am just making an assumption.

Ms. Sullivan advised Mrs. Jones' is correct. Noise was a consideration. We did a trip to Lyon County where they have a facility. We do have a regulation that the exterior noise at the property line can't exceed 65 decibels. But as you all know, if you are someplace where there is no ambient noise, 65 decibels can sound loud.

Mr. Rowe asked if they have defined what utility scale facilities means. Is there some form of a definition like number of panels?

Ms. Gregory answered it is 10 megawatts. Under 8239, the renewable energy generation applies to 10 megawatts or more.

Ms. Sullivan knows technology is changing. What we saw in Lyon County, the folks on Muller took exception to my referencing because it is a different technology. With advances in technology it will be functionality or efficiency is a derivative of the inverter.

Mr. Rowe asked where they measure the megawatts? Is it monthly, daily?

Mr. Glenn Linderman stated it is an instantaneous measurement.

Vice-Chairwoman Wenner believed just because we put these restrictions on it today and say you can have 160 acres, three years from now that solar could be shrinking.

Ms. Sullivan reviewed at the commissioner meeting Commissioner Bonner was advocating we use megawatt capacity as opposed to acreage. We didn't want to do that because it is not apples to apples depending on what type of system you have. The objective on the 160 acres was if we get a really big one maybe nobody else will come in or we won't have a bunch of little ones spotting the county. What you can develop on 160 acres today, in five years could yield twice that amount of electricity.

Mrs. Jones is not sure that is a bad thing. I think there are areas we could negotiate. But so much of this didn't get a chance to work itself out. A 100 foot setback is a significant setback. 160 acres really limits location. The zoning is very limiting. You might limit or remove one of the zoning areas so the conflict between a residential community and an electrical developer doesn't arise. I don't know if we need to go as far as Churchill. It would be wise to include a visual screening and a sound impact on the neighbors. Visual screen plan doesn't dictate trees versus fences. To say we need one would allow us to be flexible.

Mrs. Slater likes what she is reading on the Churchill County ordinance. I think it's planning and taking into consideration the people who live there. I don't think Douglas County seemed to take that into effect. The west side is full of wildlife. If you could come up with a location that would be a lot more acceptable, I think you would have people buying into the concept. I think the concept on the ordinance that Churchill County put forth should be considered by Douglas County. We've seen what has happened in the mining industry. The whole concept should be taken into consideration. They really need to read the whole Churchill County ordinance. Churchill County cares about what the community and residents want.

Chairman Higuera agrees with Linda. You should look closely at the Churchill ordinance.

Ms. Gregory pointed out current zoning allows it in RA5 and RA10 and Ag with 160 acres. Part of the process is looking at it and asking if that is the appropriate zoning. The question may be to you is: is that the appropriate zoning? Does there need to be greater setbacks if it's in RA5 rather than in Ag? Or if it's in Service Industrial or Light Industrial, maybe some of the concerns regarding 160 acres shouldn't be applicable.

Mrs. Jones would think in the industrial areas the sound is the biggest impact. The visual nature we're not going to need the same kind of distance and screening. But the noise becomes a factor. We might not see it but we will hear it. If we're going to say you can get an SUP to do renewable resource energy, we shouldn't put so many limits no one can ever apply. When it comes to agricultural zoning it becomes a diversified source of income for the ranching and farming families. We talk about the connectivity. What kind of community do we want? We all want our heritage ranches to stay together. Giving them alternative resources for income to survive lean years is important.

Ms. Gregory asked with regards to ag land, is there a preference that it not be in the valley but in other locations within the county.

Mrs. Slater asked why they didn't choose East Valley out in the Pine Nut Range or Mud Lake area.

Ms. Sullivan stated the county never initiated an application. There was an application on East Valley Road. I suspect the reason it didn't go farther out is it is BLM land. Then you are dealing with the federal government. The applicant for solar actually stated publicly they prefer to work with a private property owner than the federal government. What I have so far is: in terms of use, Cassandra mentioned concern about having the solar in RA (rural agricultural 5 and 10 acre minimum). You all seem supportive of the ag land to provide diversification for ranchers. Visual impact, obviously, is a huge priority. Noise is a priority. Taking a closer look at Churchill County's environmental study and wildlife habitat requirements, sounds like something you are encouraging. Is that a fair takeaway?

Chairman Higuera agreed.

Vice-Chairwoman Wenner asked if they ever take the solar panels down.

Ms. Sullivan answered the panels only have a life span of 25 years.

Ms. Gregory asked if the SUP should have a time limit.

Mrs. Jones likes the idea of a 25 year SUP. If they want to come back and replace it, they have to come back and explain why this is a good use.

Mrs. Slater asked what happens to the land underneath the panels.

Ms. Sullivan answered they do need to have dust control. They have to address dust issues with the state air quality and water quality agencies. Underneath the unit you can ask for some type of grass, but that can be a fire hazard. I think you have to assume realistically it would be rock.

Mrs. Slater asked if anyone ever addressed the eagle or any of the wildlife.

Ms. Sullivan advised in the very beginning I did not bring forth an ordinance that addressed wildlife habitat. With both applications we did consult with NDOW and got advice in terms of what the mitigation would be. But NDOW would not take jurisdiction on it.

Public comment.

Mr. Linderman asked if this is purely photovoltaic and not any other sorts of solar facilities.

Ms. Sullivan answered correct.


Mr. Linderman mentioned when you get into thermal and wind that's when you get the bird problems. I was very surprised the county denied the second application because it seemed like the perfect spot for it. I don't have any problem with solar panels. We have a huge Wal Mart. Why don't they put solar panels on Wal Mart. That would be something you should not prohibit in your regulations.

No further public comment.

Chairman Higuera noted it says for possible action, but it's also review, discussion and input. I don't see any action to be taken.

Ms. Sullivan has a lot of input.

Chairman Higuera felt the Board gave you our best shot.

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

Ms. Stephanie Hicks, planner with R.O. Anderson Engineering, here on behalf of Jenuane Communities, is presenting the next step in the development process for Esplanade at the Ranch. We are here tonight to ask for approval of the tentative subdivision map which will create the individual condo units. The plan is consistent with what was reviewed and approved previously. We did review all of Tom's recommended conditions and we are in agreement.

Mr. Dallaire commented the design review was modified slightly. They are making them condos and creating individual parcels.

Ms. Hicks explained this has occurred in Tahoe Village. There are some improvements to the overall parcel on the ground level but they don't intend to start any of the unit construction until the final map is recorded.

Mr. Dallaire mentioned when we went through the design review process we didn't have a channel in the back. So my comments reflect the overflow. They haven't given us the improvement plans I don't know how the water is getting from the pond that is proposed into the new channel that is built now. We have a maintenance path they have to cross, so we asked them to put in some sort of ramp structure if it is a surface overflow or a concrete pipe from their pond into our channel that we will maintain once we accept Phase 1 of the Ranch development.

Public comment.



Ms. Heather Anderson, case planner with Douglas County is available if there are any questions.

No further public comment.

**Motion Miller/Jones to approve the land division application LDA 15-020 to divide 2.91 acres into 41 condominium units and have one common area parcel. Motion carried unanimously.**

- 10. For Possible Action: Discussion to reconsider a motion of the board at the April 7, 2015 town board meeting to “advise staff that we are opposed to any cost allocation from the county.” If reconsideration is approved, an interlocal agreement will be presented for the board’s consideration as Item 11 of this agenda; with public comment prior to board action.**


(Taken off the agenda.)

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

(Taken off agenda.)

- 12.  Not For Possible Action: Discussion on the Town Attorney’s Monthly Report of activities for August 2015.**

Mr. Rowe reported the most significant development is that Tom and I have finally gotten all of the manufacturers of the components of the trash truck to settle on a date for the inspection, which will be September 30<sup>th</sup>. It is up in the air as to where that will take place. They want to see it in operation and the question pending is do you want us to bring it back or come down on the 30<sup>th</sup> and then watch it not work. We have the date settled. It is likely to be all day. We have six or seven different reps coming in to look at it. We will see what they say. There have been a barrage of interlocal agreements that have come from the county. One is on the Martin Slough. We have the one taken off tonight’s agenda relating to county services. There has been a revised version, that Tom printed and handed out, that will be submitted to the county to see if we can get their staff review and approval. We will bring it back in October. I reviewed the Hyytinen Engineering proposal for structural design services for the barns. You know about the program manager contract. Then there is just the usual monthly items.

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

Mr. Dallaire reported a couple things we reviewed and approved: JT and Julio’s Restaurant.

Mrs. Jones mentioned Julio’s was in the Carson Valley Times over the weekend.

Mr. Linderman understands he wants to limit the price to about \$23 but he wants to offer some steaks and things.

Mr. Dallaire continued we are looking at a bucket truck. I have to get it put out to bid. We have \$85,000 budgeted.

Mr. Rowe advised because it exceeds \$50,000 it has to go out to bid and you will see this as an action item when the proposals come in and Tom makes a recommendation on which one to purchase.

Mr. Dallaire is working with four Eagle Scout projects. Tanner Maxwell took care of the Toler weeds and moved some of the rock at Toler island and Harvest. Next one is Zack Lindingham. He wants to do the Waterloo island. We will remove all the junipers along that section. We have had complaints in the past and cut them down. The guys will remove all the junipers and put rock in there. The scout project will put in DG and flowers. The guys aren’t blowing the rocks out as part of their maintenance so it just fills up with dirt. Aziz is working on redoing the islands in the office

parking lot. We will add a few more shrubs and take out the holly. The aphids have taken a toll on the flowers in town. We have swapped out as many as we could. Those will be coming down soon. We could leave the section between Mill and Eddy. I think that would be an option.

Mr. LaCost will be doing systemic and ladybugs next year.

Mr. Dallaire mentioned the CDBG application is due in October. I had Nevada Blue print all of the presentation for the Gardnerville station. We had them hanging on the wall but they fell down. We did put pictures in the windows. I have the contract filled out and sent back to Bramco. We are waiting on their signature. We did get NDEP approval on the removal of the additional contaminated material around the heating oil tanks.

Mr. Miller asked about the people looking at the land around Heritage Park. Which parcels?

Mr. Dallaire replied both parcels. Both projects will be multifamily. They don't think commercial will do well because there is not enough traffic. They wanted to change the commercial zoning to multifamily and I told them I don't think we can support that.

Mrs. Jones asked if they have looked at what the Ranch is going to build out to be. There is a general appetite to have people live and die by what we planned and not to change it every time. You might point out the condo that was just done, how many times they had to go back to get it to comply. They were forced back to where they started. I think as a community that is what is happening across the valley.

Mr. Dallaire reviewed the proposal in 2008 was mixed use and single family homes and that was denied by the Town Board. It didn't go any further. They pulled it and then never came back. They want to meet on site tomorrow after the chamber meeting.

Mrs. Jones asked about the Carson River flooding. That was the opening comment from Mr. Burr.

Mr. Dallaire reported Mr. Burr dropped off a study that was done. The Carson River is being backed up for irrigation and the Rocky Slough and Virginia Canal get backed up which is the same structure we helped pay for improvements on downstream. For some reason the higher flows we have received has eaten away the bank on the BIA property. The concern is this eats away the bank changing the location of the flow on the other side of the dyke that was put in on the 60's to protect the town. In '55 we had a flood in town. In '58 and '61 or '62 there were three big floods that covered Gilman Avenue. After the third one they created that dyke. It's identified on the flood study that we did. This is happening upstream of the end of the dyke. What they are concerned with is if the water fills up in the Carson River because of the structure and overflows the banks, the water will not get to the other side of the dyke until it gets to the bridge. It will come through Gardnerville. Mr. Burr wants the county commissioners to go in and help fix it. He wants our support for the county commissioners' meeting.

Chairman Higuera asked if Mr. Burr was proposing that the ditch committee or whoever do the work.

Mr. Dallaire hasn't heard anything from Clarence. I didn't talk to him. I talked with Charlie. If the river breaks open and takes out the levy or dyke the town will be in trouble flood-wise.

Mrs. Slater asked where does the Corp come into this picture?

Mr. Dallaire advised it hasn't. The ranchers have been maintaining the river. I think you need permitting once they build the development behind the high school.

Vice-Chairwoman Wenner has seen an item on the tax bills that says Carson Water Subconservancy District. Where does that money go?

Mr. Dallaire answered it goes to fund the program that Ed James runs in Carson City. But he does the entire Carson River. So they can go as a group and apply for a grant and put it on the projects list.

Mrs. Jones respects his concerns, but we have nothing to act on and nothing to support. There isn't a clear identified problem with a solution to support. As the solution is developed I think you should maintain conversation with them and when the solution is ready to be presented we will look at it and put it on the agenda.

Mr. Dallaire believes he is going after some funding from the county. It is still something that without the levy we will see a lot more water flow through town. Right now his sights are on the county.

Mrs. Jones thought generally we all would agree that flood management is important. But until we know what his solution is proposing I don't think we can support it.

Mr. Dallaire stated if there isn't any water it would be easy to have that water bypassed. Then they could fix the section or move it from one side to the other of the structure.

Mrs. Slater asked when they are supposed to start on that?

Mr. Dallaire has not heard back from David Hussman. Going back to the property across from Heritage Park, once we find out what the people who want the property across from Heritage Park want, we will know more. I am not supporting multifamily. There are plenty of other properties available. I turned them onto the four acres at the Hellwinkel property. That is already multifamily. I did sign the contract with Roger Hyytinen. He started today measuring the barns. Impact has started on the channel.

Mr. LaCost added the Hellwinkel project is not in full production. They do have best management practice screens around the outside.

Mr. Miller drove by Lentine's. There is a sold sign there. El Aguila Real has purchased that property. So it is an established business in town.

**14.  Not For Possible Action: Discussion on the Board members' activities and liaison committee reports including but not limited to; Carson Valley Arts Council, Nevada League of Cities, and Main Street Gardnerville.**

Vice-Chairwoman Wenner reported Brian emailed me and asked me to let you know the 2015/16 concert series has been announced. He also said that phase 2 of the community assessment continues which will generate an activity use profile and operating budget for the future facility.

Mr. Miller reported Main Street has been going along very well. They have gotten a lot of recognition around the community. I had an occasion to meet with a county commissioner from Carson City. She and another commissioner are interested in coming down and giving them a tour of our main street program. They have heard it is very successful and they are looking for changes in Carson City that are not popular with the public. 80 percent of the residents of Carson City are against changing the downtown area as far as street changes. But they would like to look at some other programs. The more towns or cities we get on board, the better chance we have of state support.

Mrs. Slater reported at the board of directors meeting they proposed to change the community development block grant (CDBG) advisory board. The gentleman that did the presentation and his board have reviewed 11 western states programs and went on to say the economic development programs are confusing and they are looking at ways to simplify the process as well as keeping it open and competitive for 2016. After he presented the options available to the board he shared his recommendation would be to have a regional development authority be established to help make selections for the 2016 budget year from applications submitted and reviewed. Not everyone was in agreement that was on this teleconference meeting. Therefore, we decided to table it and address it at the conference in West Wendover. It will have an effect on Main Street money. Tom was in on the teleconference.

Mr. Dallaire shared Peter Walisch did the presentation from GOED (Governor's office on Economic Development). He is also the guy that went to the Main Street conference. He has been working with the revisions to the CDBG process. When our project for the gas station went through the process all the counties got together and ranked all the projects. Then they heard presentations on the top ranking projects, decided which ones to get funded and it went from there. So it was kind of a peer group. They are trying to change that and bring more of the regional development authorities on board to get support on the projects and get them into the loop. There are nine development agencies in Nevada that need to make up the panel. The larger cities were having some issues with that because they are a regional development authority. CDBG splits off the funds. A portion goes to the regional ones. I don't know the panel will do the larger ones. They are looking for larger projects that will make an impact. He and the lady in charge came down and visited with me on Friday before the air show. We toured and what phase this is of the overall development of the S curve. It really got them excited about the project. That's the kind of thing they want to put their money into. They want something that will be an impact and would stem a larger project. Fallon had a theater they wanted to buy. Fallon failed to share the overall picture of downtown. They are looking at funding projects that are part of a larger picture, that have a plan associated and will make a significant impact.

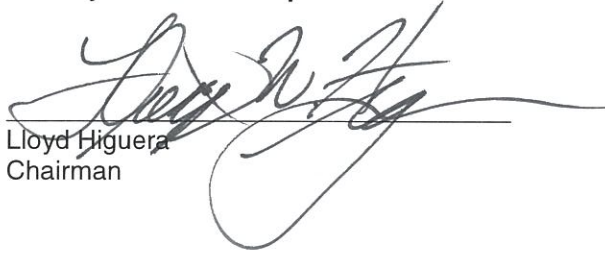
Mrs. Slater added they are also looking for the community to have the buy in. If there are taxes to be imposed to support this they want to see you are doing something yourself. The last thing is we have the tentative conference schedule. Originally I thought this isn't a year for the legislature. It's not a real big agenda. But now they are going to add the one item and after hearing Wes Henderson bring up the fact that West Wendover supports everybody else. We need to support them. I am on the legislative committee so I am going to go.

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


Mr. Linderman was delighted to see the weeds cut down south of Heritage Bank. But they left all the dregs on the sidewalk.

No further public comment.

**Adjourned at 6:41 p.m.**



Lloyd Figueroa  
Chairman



Tom Dallaire  
Town Manager