



Gardnerville Town Board Meeting

October 7, 2014

4:30 p.m.





GARDNERVILLE TOWN BOARD

Meeting Agenda

Linda Slater, Chairman
Lloyd Higuera, Vice Chairman
Mary Wenner, Board Member
Mike Philips, Board Member
Ken Miller, Board Member

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

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

Tuesday, October 7, 2014

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 are posted at the following locations prior to meeting day in accordance with NRS Chapter 241: Gardnerville Town Offices, Gardnerville Post Office, Carson Valley Chamber of Commerce and Visitors Authority and the Douglas County 8th Street Historic Courthouse. The agenda is also posted on the Internet at www.gardnerville-nv.gov. All items shall include discussion and possible action to approve, modify, deny, or continue.

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

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

Notice: Items on the agenda may be taken out of order; the Gardnerville Town Board may combine two or more agenda items for consideration; and the Gardnerville Town Board may remove an item from the agenda or delay discussion relating to an item on the agenda at any time.

INVOCATION - Pastor Jack Crandall

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

PLEDGE OF ALLEGIANCE - Tom Dallaire

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 1, 2014 Regular Board meeting, with public comment prior to Board action.

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.

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 September 2014 claims
4. **For Possible Action:** Approve contract for Major Drilling Environmental in the amount of \$16,622.00 for testing of soil at Gardnerville Station.



GARDNERVILLE TOWN BOARD MEETING AGENDA – CONT'D

5. **For Possible Action:** Approve a town street closure application by Trinity Lutheran Church for Halloween Trunk or Treat on October 31, 2014 from 3:00 p.m. to 8:00 p.m.

ADMINISTRATIVE AGENDA

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

6. **For Possible Action:** Discussion to approve Proclamation 2014P-03 recognizing Marcella Oxoby for her contributions to Gardnerville; with public comment prior to Board action. (approx. 10 minutes)
7. **Not for Possible Action:** Discussion on the Main Street Program Manager's Monthly Report of activities for July 2014. (approx. 10 minutes)
8. **For Possible Action:** Discussion to approve, approve with modifications or deny a request of Main Street Gardnerville to partner with the Carson Valley Visitors Authority on light pole banners within the district.
 - a. Prior to the decision, input will be provided by AJ Frels, Carson Valley Visitors Authority; and a discussion will follow related to design, positioning, amount of time in place during the year, and cost division among the Town, MSG, and the Visitors Authority; with public comment prior to Board action. (approx. 20 minutes)
9. **For Possible Action:** Discussion and possible action to approve, approve with modifications, or deny expansion of the scope of the banner project in partnership with the Carson Valley Visitors Authority on light pole banners located in areas south of the Downtown Main Street District to Grant Ave or Riverview Drive; with public comment prior to Board action. (approx. 20 minutes)
10. **For Possible Action:** Discussion on a request by the Record Courier to become a sponsor for the "Newspapers in Education" program; with public comment prior to Board action. (approx. 5 minutes)
11. **For Possible Action:** Discussion on a request by Charles & Janice Kriss, Trustees Kriss Family Trust for a Special Use Permit for parking and access improvements, as well as the addition of two RV wash bays and a dog wash bay, APN 1220-03-310-001 & 1220-03-301-001; with public comment prior to Board action. (approx. 15 minutes)
12. **For Possible Action:** Discussion on a request by Charles & Janice Kriss, Trustees Kriss Family Trust, for a design review for parking and access improvements, as well as the addition of two RV wash bays and a dog wash bay, APN 1220-03-310-001 & 1220-03-301-001; with public comment prior to Board action. (approx. 15 minutes)
13. **For Possible Action:** Discussion on an annexation request by the Gardnerville Water Company for a parcel of land located at 1589 Virginia Ranch Road, APN 1220-10-501-002; with public comment prior to Board action. (approx. 20 minutes)
14. **For Possible Action:** Discussion to approve, approve with conditions or deny a town event application requested by Carson Valley 20-30 Club #85, date and time to be determined and fundraising status to be determined; with public comment prior to Board action. (approx. 20 minutes)
15. **For Possible Action:** Discussion on Resolution 2014R-02, the 1st of two public hearings to approve a proposed trash rate increase; with public comment prior to Board action. (approx. 10 minutes).
16. **For Possible Action:** Discussion to award, reject or modify Bid 2014-21 for the 2014 Annual Street Sealing; with public comment prior to Board action. (approx. 5 minutes)
17. **Not For Possible Action:** Discussion on the Town Attorney's Monthly Report of activities for August 2014. (approx. 5 minutes)
18. **Not For Possible Action:** Discussion on the Town Manager/Engineer's Monthly Report of activities for August 2014. (approx. 20 minutes)

Next regular Town Board Meeting – November 4, 2014 - 4:30 PM Town Administrative Offices



GARDNERVILLE TOWN BOARD

Meeting Minutes

Linda Slater, Chairman
Lloyd Higuera, Vice Chairman
Mary Wenner, Board Member
Mike Philips, Board Member
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Tuesday, September 2, 2014

4:30 p.m.

Gardnerville Town Hall

 Chairman Slater called the meeting to order and made the determination a quorum is present.

PRESENT:

Linda Slater, Chairman
Lloyd Higuera, Vice-Chairman
Mary Wenner
Mike Philips
Ken Miller

Jennifer Yturbide, Town Counsel
Tom Dallaire, Town Manager/Engineer
Paula Lochridge, Main Street Program Manager
Carol Louthan, Office Manager Sr.

 **PLEDGE OF ALLEGIANCE** - Vice-Chairman Higuera led the flag salute.


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

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

Motion Higuera/Miller to approve the agenda.

No public comment.

Upon call for the vote, motion carried.

 **FOR POSSIBLE ACTION: APPROVAL OF PREVIOUS MINUTES:**
July 1, 2014 Regular Board meeting, with public comment prior to Board action.

Motion Higuera/Wenner to approve the minutes of July 1, 2014.

No public comment.

Mr. Miller abstained since he did not attend the whole meeting.

 **PUBLIC INTEREST COMMENTS (No Action)**

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

No public comment.

 **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 2014 claims
Approved.
4. **For Possible Action:** Approve a request by the Douglas County Republican Committee to hold a political barbeque fundraiser in Heritage Park October 11, 2014 from 9:00 a.m. to 5:00 p.m. designated a Class III use per park use and reservation policy.
Approved.

Motion Higuera/Miller to approve the consent calendar.

No public comment.

Upon call for the vote, motion carried.

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 July 2014.

Ms. Lochridge reported the Nevada League of Cities will prepare the Main Street BDR and they want us to be involved when the bill is presented at the legislature. Minden is holding a community workshop next Wednesday to try to move the program further in their downtown. We will have a couple of our board members attend that meeting. Our Basque mural paperwork has been approved by the planning commission. Our artist hopes to have the mural done by November 1st. We will have it mounted soon after on the old Pyrenees building. We have a meeting planned for September 10 to gauge interest and further discuss a possible fronton court for the downtown area. We spoke with the president of the USA Pelota Federation. Depending on the type of court we might build, he could guarantee a national tournament once or twice a year and an international tournament once or twice every two to three years. It could probably be used as a prime training facility for the US team because of the altitude. We have several folks that are planning to attend this session. Shabi, who is president of the federation, will be attending via skype because he will be in Mexico at their tournament. We have a bench dedication tomorrow at the lawn of Ron Cauley's office in honor and memory of Ashley Browder. That will be around 3 or 4. We have a special board meeting next Thursday. We will hear a presentation from A.J. Frels with the Visitors Authority regarding the lamppost banners. I am working closely with the volunteers on a couple of our grant projects. We have a volunteer orientation coming up in October. We are always looking for more volunteers.

Mr. Philips asked how big the court is.

Ms. Lochridge doesn't have the specs at this time but there are different variations. It would be a multiuse project. It wouldn't be for that tournament only.

6.  **For Possible Action:** Discussion on July 4, 2014 Freedom 5K run/walk event and provide direction on continuing or discontinuing the event; with public comment prior to Board action.

Mr. Dallaire reported we had 81 runners/walkers this year. Last year we had 21. It was a huge increase over last year. The arts council didn't have anybody participate in the chalk artfest. So they want to discontinue that. We want to know if we should continue the run and extend the event and have an inflatable obstacle course for the kids to participate.

Ms. Lochridge added they have tried vendors. The vendors really didn't do well. Most of the people cleared out by 10 or 10:30. To continue this I think it's great to just do the breakfast, run/walk and possibly something for the kids.

Mr. Dallaire added the Lions Club did sell out of breakfasts.

Mr. Miller asked if we collected the money from Shop Small.

Ms. Lochridge stated no.

Mr. Miller noted our experience with Shop Small in the past has not been positive as far as I'm concerned. Taking that forward I would like to get all payments up front before they would be allowed to participate.

Mr. Higuera thought the event is still growing. I would like to see it continue. How did we do with our partner? Did they come through with everything they said they were going to do?

Ms. Lochridge answered no. It was a juggling act for the American Cancer Society. They had some issues that came up that kind of affected them coming through on what they said they would.

Mr. Higuera asked if they had considered changing partners?


Ms. Lochridge thought it was something they could discuss.

Ms. Wenner likes the idea of getting the kids involved.

Ms. Lochridge talked to people after the race and they enjoyed it. They look forward to it next year.

No public comment.

Motion Higuera/Wenner to approve continuing the July 4 Freedom 5k Run/Walk event into 2015. Motion carried.

7.  **For Possible Action:** Discussion on a request by Ken Hendrix, Jenuane Communities the Ranch, LLC, to modify an existing Planned Development PD 04-008 to:
- a. Increase the number of residential units from 41 to 42 in the multi-family zoning portion of the project;
 - b. Request for approval of private roads without sidewalk;
 - c. Request a variance of improvement standards to reduce the width of the right-of-way from 60 feet to 32 feet;
 - d. Request to allow tandem parking for unit 1 in each of the proposed 14 buildings and;
 - e. Request a waiver of the recreational vehicle storage requirement, totaling 5 spaces.
- The subject property is located at Heybourne Road and Gilman Avenue within the SFR-8000 PD/MFR (Single Family Residential and Multi-family residential) Zoning District within the Minden-Gardnerville Community plan (APN:1320-33-210-069); with public comment prior to Board action.**

Chairman Slater would like to mention we do have a full house. If there is duplication of comments perhaps you can whisper and they can say it for you or if not try to limit your comments to three minutes to help expedite this.

Ms. Hicks, R.O. Anderson Engineering, passed out some information on the project. Mr. Hutchings is here, who is our director of engineering at R.O. Anderson. We are here on behalf of Jenuane Communities for the Esplanade at the Ranch project that's before you. Since we met with you we have worked extensively with county and town staff to resolve some of the issues that came up previously. Ms. Hicks will address each of those as she goes over the power point presentation. We request your approval of the project that is before you. We are available if you have any questions and would like an opportunity to respond to any of the public comment.

Mr. Miller asked if this is approved, when do they anticipate building.

Ms. Hicks answered as soon as possible. They would like to start right away.

Mr. Philips believed when this development came before the board, as I recall that particular area was zoned for more like apartment houses, which you could put in there.

Mr. Dallaire reviewed some of the background of the project and went over the town's concerns and staff conditions.

Ms. Wenner read the report and it didn't sound like the county wanted tandem parking at all.

Dirk Goering, Douglas County Planning, confirmed the code does prohibit tandem parking. One development in the Ranchos was approved with tandem parking.

Mr. Miller looked at the development he lives in and there are lengthy driveways. Many people crowd their garages with other items besides their cars and there is tandem parking in the driveways because of that. Some owners have three or four cars. If that doesn't work they park on the street. It may be against code but it is not something that is enforced. I have seen that the RV parking on this street is no longer there. The patrols have gone around and issued warnings and coming back two weeks later and giving them a ticket. This being up to the HOA, how would those fines be levied unless it would be a lien on the property?

Chairman Slater asked how you would have enforcement on a private road.

Ms. Yturbide does not know offhand. I don't know if it would have the same enforcement capabilities. They might have their own private remedies.

Mr. Dallaire has talked to Dirk and he will put a condition on this to make sure the HOA is governing that individual unit. That particular unit could not be filled. It has to be open for parking. It throws it back on the HOA to govern that. The trash can storage options are behind the fence, in their yard or in the garage. A lot of these issues will be worked out in the design review phase. On the RV parking there are some things that have to be required with the facility itself. This particular development requires 5.25 parking spaces for RV storage. Per code 20.622.010 there has to be a recreational vehicle storage area.

Chairman Slater believes if this zoning took place several years ago and this project is just now coming to us, would it not be subject to today's requirements.

Mr. Dallaire believed so.

Mr. Philips asked about the area to the west of building 14. Is that not big enough to put a couple of RV storage spaces?

Ms. Hicks has discussed it and we think it would be very difficult in that location because that is one of the main accesses into the development and there is no way to pull through. We think it would be difficult to make that work there.

Chairman Slater asked in today's standards and requirements, three items are not complying: sidewalks, RV spaces and tandem parking. Are there any additional ones with today's standards and zoning?

Mr. Dallaire added the road width. They are asking for a variance in road width and private roads. We got three letters via email that we want to address. One of the letters asked what is a private road and why is it being allowed in the future. If something happens to the HOA is the town going to end up maintaining it?

Ms. Hicks would like to comment about what items are not in compliance with county code today and that is why we are requesting the variances. County Code Section 20.676.070 for planned developments states that setbacks, building types, distances between buildings, lot coverage, building densities, parking requirements and landscaping requirements can be varied when the commission or the board finds that the variances in these standards compliment and assure the suitable integration of the Planned Unit Development in the neighborhood or area in which it is located. They may not be to the specific code but the code does allow for them to be different.

Mr. Miller clarified they are here before the board because we are an advisory board to the county commissioners on what they approve. It doesn't necessarily mean you will get your way with everything.

Mr. Dallaire received three letters. They are all similar in nature. The items they were asking for was; they don't desire to see any variance to the original approval. With that the proposed development wasn't really addressed under the first planning development. What we received was a floor plan and building elevations that looked like a large structure.

Mr. Philips mentioned the changes have been going on all along. The development looks nothing like it did when it came to the board to start with.

Mr. Dallaire continued reading the complaints from the letters received.
(Letters in board packet)

Chairman Slater expressed the board's appreciation for the public's comments. I want to make it clear that no matter what this board decides this will also go to the Board of County Commissioners. I would encourage each and every one of you to be there, voice your opinion and state your concerns so the Board of County Commissioners knows exactly what they are facing.

Chairman Slater opened public comment.

Mr. Franklin Harry Ernst prepared a written statement he read into the recording of the meeting.

Mr. Jon Keller loves the neighborhood. I am very disappointed with this. My concern is the amount of traffic that will come. There is only one way into the Ranch and that is Gilman. What's great about this neighborhood is that you can walk down Gilman to Heritage Park for the events and to the duck ponds. In the three years three of the neighbors have had kids. 150 more cars is just too much too soon. Great neighborhood. We need a stop sign at Chichester and Gilman.

Mr. Phillips asked if he looked into that development when he bought his house?

Mr. Keller did look into it. The economy was still in the tank. We drove all over. At the time the sales rep did inform us there will be 600 homes gradually going up. Not once did that come up. We were never told. We were told at one time there was going to be a park there. 600 homes there has got to be a park. This is high desert. A lot of us have trucks. Where are they going to park if they can't fit?

Ms. Wenner lives on a cul-de-sac and the same thing happens in Chichester. Because people have trucks they don't have enough room at the end of the cul-de-sac so they park in front of my house. It is a never ending situation.

Mr. Keller's concern is the traffic and kids going up and down Gilman to go play with the ducks or walk to Heritage Park. Movies are a great idea. You've seen the amount of people at the park. Can you imagine 150 additional vehicles going up and down this street. There is one way into this location.

Mr. Dallaire mentioned there is a traffic study associated with this. We have that if you want to see it. They are going up through Phase 3c before they will connect to the Minden side. The truck traffic is waiting on Douglas County to take the portion away from Testa Motorsports so they can get the turning radius out of Zerolene onto northbound 395.

Mr. Keller still believes it is too much too soon. This gentleman says he wants to start it now. Get Heybourne connected to 395 then do something. That's all I am asking.

Mr. Mike Dang asked if the 150 trips, that's not daily trips. Is that a different type of count?

Jeremy Hutchings stated just because you have 150 parking spaces doesn't mean trips. You'd have to look at the traffic study.

Mr. Mike Dang is used to six to eight trips per day per home. So it would be much higher. My biggest concern is regarding waiving the sidewalk requirements and reducing the street width. Circulation through the sidewalk is critical. Please keep sidewalks in there. We will definitely have kids going through there and they need to be able to walk on the sidewalk. I would request the street widths be no lower than a foot over the minimum that the town would be willing to take over if they ended up having to take it over. I understand lowering the street widths, but I request keep it at a minimum in case they do have to take over the streets. If you are not going to do that, if you have private roads and a community public road, I would request you have a condition to have a sub association for the high density product and a separate sub HOA because the residents in the single family detached product don't want to have the pay the burden of what's going to be happening in the high density. Thank you.

Ms. Cassandra Jones believes there is one assumption that everyone assumes this is a multifamily zoning. It is not. The first thing that has to be approved is the zoning map amendment. Why can't it go the other way. Why can't the zoning map amendment be for single family residents. The assumption has been high density as a buffer zone. Yet there has been discussion of the town purchasing the land on the other side of the gardens and extending Heritage Park. The whole design of this is 10 to 12 years old and the thoughts we have had on the Plan For Prosperity, economic vitality, even the town's own management of its own resources have radically changed. The assumption this has to be multifamily zoning is inaccurate. We could extend the park and maintain the single family community.

Mr. Robert Simpson has three main concerns: 1. The increase in crime in that area; 2. Snow removal; and 3. The variances are pushing the town into the possibility of accepting a load we don't want to carry.

Mr. John Hoglund's concern is the private roads. If you put speed bumps in there so people can't come off of Heybourne and blast through that would be nice.

Ms. Lori Simpson is so proud of my neighbors to be here. We are planning to be very involved. We are watching. We are paying attention and we vote. We hope you realize we are the people and we take note of the decisions made here today. I agree with my neighbor who said he bought his house for certain reasons. The website provided Plan for Prosperity and Valley Vision, which is something I have researched extensively. I don't know how you can support this. It doesn't make sense. What was in the past if it hasn't worked out well why wouldn't we do something better. You vote and the people that you trust to run the government don't listen. We're paying attention to that now. Moving to Nevada I have never been so proud of the people I live next door to. Those people are actively involved in the community. In speaking with the sheriff's department he assured me Douglas County would never agree to squeezing in additional units. Why not go with the original plan. Why not do what we planned to do in the first place or do it better. The sheriff's department has all kinds of data that shows with HOA's the builder leaves and the association goes down. So addressing the taxes, the burden to the police department when they have to hire more policemen is not cost effective. I would really hope you would look at that. Family Support Council, whenever there are congested masses of people it cause problems and unrest. So I hope you listen to us today.

Christy Norberg mentioned an HOA keeps being addressed. Is it an HOA strictly for this area? In the Ranch we don't have an HOA.

Mr. Dallaire answered yes, it would be just for this particular development.

(Voice from the audience) What kind of price range are these units being sold for?

Ms. Hicks responded the units will start out in the \$200,000 price range. The intent is to bring a higher caliber upscale project to the area and not go with apartments.

Mr. Jonathan Bacon recently moved here from California. I am a law enforcement official in South Lake Tahoe. I previously worked in Oakland, California. I've worked both metro and rural. I've been shot at and seen my friend shot. That normally doesn't happen in small communities. When you put a lot of people in a small area people get mad. My first condo was a home turned into four units. The economy tanked and I had to police my own neighborhood because the HOA wouldn't back the residents up. The good thing was we had public roads so we had the police department there continuously. It also helped that I am a law enforcement official. When you start making this a private road you are walking into the responsibility issue. We keep talking about upscale. We're trying to sell Gardnerville. You start taking away sidewalks and making smaller roads, the first thing you are going to do is get people who are disinterested in being part of a community. No one is looking at the potential crime aspects. It takes a long time to train drivers to do anything. If you put a new stop sign in it takes two months for drivers to get it. We're asking to stay a community. Provide a sense of community. I want my son to grow up and have a sense of community. As far as these variances, my opinion, if you want to throw one other home in there, great. But put the community first. If you grow too fast, too quick, you will run into problems. I agree with getting proposed figures for what these units will sell for. This is the first time we've been able to see this. I moved in because I didn't want to live next to an apartment complex. No one told me. Enforce the roads. I would highly suggest doing some type of enforcement to stop people from parking on Heybourne. Keep that clear if we can.

Mr. Nick Brooks commented it is nice to see something proposed other than rumors. First letter you read you had no comments on peace and prosperity.

Mr. Dallaire is looking for input on the streets and design.

Mr. Brooks suggested coming down to the area, hang out and you'll find there is peace and prosperity. There's no worries. We can leave our doors unlocked. Where is the guarantee that it is going to be something better than low income family housing. Keep it as single not multi, or at least give us some more information on it being upscale.

Ms. Hicks would like to address some of the comments. The site itself, while there is a zoning issue that needs to be resolved, has been previously approved for 41 multi-family units. That's the direction the project is going. Assurances that it won't become a low income project are based on the fact that this project coming before you is

showing townhome units that allow for individual single ownership in a price range that will be higher than \$200,000 for the lowest model, instead of what could be an apartment complex or Section 8 housing apartment complex. That's what the approval of this project will prevent. There were some comments about we should include sidewalk. There have been a lot of revisions made to include sidewalk to all but one unit. Although we have to ask for the variance to sidewalks, it's not that we aren't putting any in. The other thing is discussions about crime and those sorts of things. I come from a law enforcement background. My degree is in criminal justice. There is a much higher rate of crime in apartment complex units than when you have individual single family owned units where they are vested in their property. It's not a rental or a transient type of project. That's what approval of this project will prevent. You can tell by the architectural features they are trying to put something in that is very nice. If we go back to some of the previous slides that show the different approved multi-family projects in the area, a lot of those have 25 foot drive aisles because they don't have roads. They have drive aisles like commercial parking lots with parking spaces and that's how they are trying to make this project different.

Ms. Wenner asked if it too late to decrease the density?

Ms. Hicks answered these are the numbers that worked for the developer. There is ultimately a cost to go forward with the project. They are asking for the additional unit because they are triplex units.

Mr. Bacon commented there are a lot of deer back in there. What will happen to them?

Ms. Hicks responded the ditch itself will stay and anything that is on the Town of Gardnerville property will remain.

Mr. Dallaire explained the ditch was supposed to be built in Phase 1. It's currently bonded. It is a requirement they finish that ditch and drainage channel. The willows on the Park property need to be cleaned out and this area will be improved to a 12 foot wide maintenance path along there.

Judy Link asked if it would it be possible for a party to come in and buy these condo units and rent them out?

Mr. Ken Hendrix answered yes.

Ms. Lori Simpson asked a question on the variances that have already been granted in our development. I invite you to go back and look at those variances and document whether or not the promises that were made were kept. Knock on any door in our neighborhood and see if promises were kept. It has been my experience that nobody knows what is going on. They squeezed in another house and forgot to connect the sewer line to the main sewer in the street. When you try to find out anything there is no accountability. We would all be supportive of a nice development as long it is done well. Squeezing as many people as you can does not represent the lifestyle that people want. I would like an answer to the previous variances.

Mr. Philips asked what we're looking at here is an upgrade compared to what possibly could go in there. Would you rather see one huge building with renters or something like this?

Ms. Simpson would like to see accountability. I think there are communities in Douglas County that are low income. There is senior housing, but they are done in good taste by accountable respectable builders that have integrity. I have yet to see that.

Mr. Philips has been here for 50 years and I've seen some poor ones. I can see where something really poor could go in there if we don't do something a little bit nicer.

Ms. Simpson felt what was done in the past isn't good enough today. We want something better. But this doesn't go in line with what the vision is. I'm asking you to be open minded.

Mr. Philips was here when this originally came in. Where you live looks nothing like the plan that came in then. What you have now is what we changed to.

Ms. Simpson noted when you go back to the future valley vision, it is a new day, we want something better. We want the developer to be happy. But have that enhance the vision that the town has put forward for us to believe is the longer term vision. You are not going to get tourists here by showing them an inner city building. That's my perspective, respectfully.

Chairman Slater stated the development that was proposed originally is a lot less than what this new proposal is. We hope everybody will keep an open mind and look at it that way. If this is not passed they could logically and most likely revert back to what their original plans were which wouldn't be what anybody would like. The whole thing comes down to what can and cannot be accepted. What is the basic standard?

Ms. Simpson asked if there isn't a way to marry it so everybody can be happy?

Chairman Slater thought sometimes it takes give and take on both sides. I have a list of things I don't like, but at the same time I have to say to myself what is the alternative? The developer has a right to put in what he wants as long as it meets the county standard.

Ms. Simpson stated you can't have something on your website saying this is what you're buying into and giving us something else. It's not ethical.

Chairman Slater asked to look at it from both sides.

Mr. Philips stated at the last meeting he didn't like the project at all. But in all fairness it is better than what could go in there.

Ms. Simpson asked if that isn't the state of America right now, we're willing to settle for less because we're so used to getting nothing.

Chairman Slater asked the audience to consider we are the advisory board to the Board of County Commissioners. So whatever decision we make tonight they will take that only into consideration. We may say absolutely not. They may turn right around at their next meeting and say absolutely we will.

Mr. Dallaire advised on the variances in the subdivision, that sewer line was most likely because of a change. The utilities were in after 2007 when the development was put in. All the utilities were built to the previous plan. They came back in and changed the plan from the back loaded alleys. The Ranch at Gardnerville is not actually located in the Plan for Prosperity. It does address all that. You could get a similar development to Crestmore Village Apartments where they drive into a parking lot and park with large structures around the outside. If they do come forward with that and drop this plan that's what we will be asking for is that they hide the parking.

Ms. Simpson's objection is not to the project itself. My objection is why squeeze so much into one. Is there another way to do it?

Mr. Dallaire tried to explain it is because of the variances that were made with the original development in 2010-2011.

Ms. Simpson thought if you want to be actively involved in the community you have to be able to get an answer when you talk to somebody in the county or the town. What happens here is nobody knows. There's no answers. There's no accountability. Once the green light is given there is no accountability. Nobody can tell you what changes were made. When there is something that goes wrong nobody can tell you who will fix it or when.

Mr. Dallaire has a list in the office I'm preparing. I have stacks of project approvals that have come to the town on this project so I can answer those questions.

Ms. Simpson stated when you ask somebody what's happened with the sewer on the new house and there are five houses where there were going to be four, and those houses have port-a-potties sitting in front of them and the sewer was never connected according to the engineer. Have they been connected to those houses yet or are they waiting? If they are waiting when are they going to do it? That's been our experience as a resident in the neighborhood.

Mr. Dallaire felt that should be answered by the sewer department.

Ms. Simpson was told by the sewer department that the town manager would have that information.

Mr. Dallaire doesn't control the sewer.

Ms. Simpson can't get a clear history. When someone says they're going to do something I expect them to do it. You represent us, the town. I expect you to do it to the best of your ability. I want answers to the questions when I call and say I want to know. Just like we didn't get the special meeting. We were told there would be a special meeting. Then when you call to get confirmation of that it was cancelled. So then we have very little notice. There's no notice to even go over the information. I feel like you should be working for we the people.

Mr. Dallaire asked if this is a better layout and design than the previous application.

Ms. Simpson did not think so, no. I don't know what the answer is. I know there has got to be a better answer than cramming more stuff into a small space, whatever that may be. It's hard to say yes we're on board with this when we never get a definitive answer to past questions. It's what's going on in Washington. People have given up on Washington and now they're focusing on local government and in small town America we're experiencing the same thing. It's not good enough anymore.

No further public comment.

Mr. Dirk Goering, Douglas County Planning, is here to listen to the town board and citizens. We will relay that information to the Planning Commission on Sept 9. The meeting starts at 1:00. You can submit comments to county staff, as well as show up at the planning commission meeting. As for the comment on the sewer and water, we went back to the building official and there are some issues with water and Town of Minden has provided comments to the developer trying to address some of the water issues that have come up. It is in the process of being resolved. The District Attorney's office is in discussions with the developer. I believe a lot of it has to do with the Town of Minden since they are the water provider for this development. I am available for any questions. October it will go to the commissioners. You can attend and speak or provide written comments. If you have any questions, this project is public information. There are plans at the county.

(Voice from the audience) You talk about Minden Water. Does it have anything to do with smell in the water?

Mr. Goering agreed the issue is the smell. And the way to resolve the smell is to have a loop system. The Town of Minden has provided comments to staff. If you want you can call the Town of Minden or call me. Town of Gardnerville has the contact information. They are aware of the problem.

No further public comment.

Mr. Miller commented our town staff has worked very hard on this project. They are very well qualified to do so. When you have zoning already present for multi-family dwellings you have to make compromises to get a better project. I came here 31 years ago and have lived in the same home. Behind me is Mill Creek subdivision. The original project planned for that land was multi-family housing. It wasn't zoned properly to do that. Fourteen of us went to the county commissioners, protested and it was not passed. But we have the zoning already. When you have 634 homes you are bound to see some multifamily within that project. So I'm trying to say we are trying to get the best out of this multifamily housing. That's why the compromises were made by town staff. It wasn't because they were working with RO Anderson. Our town staff does their job on these projects and they spend hours to do so. Some of the things about no sidewalks I do not like. I've seen what happens. I compared the last meeting to Raley's parking lot. Rob Anderson agreed with me that it would be like Raley's parking lot when cars are backing out. Those are my comments.

Mr. Higuera isn't a fan of this project. It may not be in the Plan for Prosperity, but it doesn't meet the spirit. There are too many variances from standard roadway improvements, limited sidewalks, the tandem parking the RV storage, increased density, the setbacks and added to that is the public comment. There is definitely a lack of support for this project from the public whom we represent. The increase in traffic will be horrendous. The ideal project would be for more single family homes. But they have this zoning in place and the alternative very well could be a big block of apartment buildings. We want to do the best we can do. Even though I'm not a fan of the project and it flies in the face of the Plan for Prosperity it may be the best thing we can get right now.

Ms. Wenner suggested getting rid of the two buildings in the middle, expand the roads and the sidewalks and put common area. I would think that would make it better. Less people, maybe get rid of the tandem parking too.

Chairman Slater is not a fan of this either. The private roads raise a lot of red flags to me. I'm like Lloyd, I worry about what would go in there if this is not approved. The Plan for Prosperity has sidewalks on both sides of the road. Streets are not wide enough. I find it difficult to support this project in its current state. If there was flexibility to lower

the density and spread it out it would be a cleaner, more acceptable project. In its current stage I don't feel I could support it.

Mr. Philips would support it even though I don't care much for it, because I'm worried about what could go in. They don't even have to ask if they want to build an apartment. We need to get our input in and get the best we can get out of it. We'd be doing everybody a disservice just to say no and have them do what they want to do.

Chairman Slater asked no matter what we decide tonight, do not forget September 9th at 1:00 p.m. the planning commission will review the project again. After that it will go before the board of county commissioners. You have two more opportunities to voice your opinion. I would strongly recommend it. We are only the advisory board. I agree with Mike. I worry about what could go in. I've seen what was proposed originally and I've been here for 46, 47 years. I know some of the areas that the outcome has not been very well.

Ms. Wenner agreed with Lori, we are supposed to be expecting more from our community.

Mr. Dallaire mentioned we did make variances to the Ranch at Gardnerville, the subdivision itself. It would be similar to Arbor Gardens if we hadn't. There was a lot of variances provided in order to keep development moving. This one is way ahead of schedule.

Ms. Simpson believed Arbor Gardens is beautiful. They do have the compromises that you mentioned but they provided a beautiful park. That would make the difference.

Mr. Dallaire stated the Ranch gave up 27 acres of open space which is where the trail system is going that will allow us to build a trail from the Martin Slough ponds clear to Minden's Jake's Wetlands. That's the area behind this phase that is being built now. That was all donated to the town as open space in lieu of a developed park because of the relationship to Heritage Park.


Chairman Slater asked what is the pleasure of the board.

Vice-Chairman Higuera thought a motion to deny would send a message.

Mr. Miller believed it would be hard to tell where it would go if it was denied as far as multifamily dwellings.

Chairman Slater wouldn't want to compromise what our gut feeling is for something that may or may not occur. We're supposed to be taking steps forward not sideways or backward.

Motion Miller/Higuera to deny this application as presented to the Town Board. Motion carried.

8.  **For Possible Action: Discussion on a request by Ken Hendrix, Jenuane Communities, the Ranch LLC, for a major design review for a 42 unit multi-family townhouse project. The subject property is located at Heybourne Road and Gilman Avenue in the MFR (Multi-family residential and SFR-8000/PD (Single Family residential – one-half acre minimum net parcel size) zoning district and within the Minden Gardnerville Community Plan (APN #1320-33-210-069; with public comment prior to Board action.**

Ms. Hicks would let the record stand with the previous presentation and the comments that we have already made.

Chairman Slater called for public comment.


Mr. Franklin Harry Ernst spoke on the issue of variances a while ago. This time I will speak on the issue of design review. Would you repeat your decision on the prior agenda item? Did you deny the request for variances?

Chairman Slater repeated item #7 was denied.


Mr. Ernst thanked the board for the decision on item 7. Mr. Ernst talked about the design guidelines for the Plan for Prosperity. The engineers and town board are in way over your head on this one. It is my opinion they need to consult or a referral be made to an architectural firm that deals with these kinds of developments. You somehow make a requirement that if and when a referral is made, the architectural firm that specializes in these kinds of development

come back to you to review it. When you go to see your intern and you have a problem with your heart you wouldn't want your intern to do the open heart surgery. The same applies here. That's my comment.

No action taken due to the denial of Item 7.

9.  **For Possible Action:** Discussion on a request by Charles & Janice Kriss, Trustees Kriss Family Trust for a Special Use Permit for parking and access improvements, as well as the addition of two RV wash bays and a dog wash bay, APN 1220-03-310-001 & 1220-03-301-001; with public comment prior to Board action.

(Continued to October by applicant.)

10.  **For Possible Action:** Discussion on a request by Charles & Janice Kriss, Trustees Kriss Family Trust, for a design review for parking and access improvements, as well as the addition of two RV wash bays and a dog wash bay, APN 1220-03-310-001 & 1220-03-301-001; with public comment prior to Board action.

(Continued to October by applicant.)

11.  **For Possible Action:** Discussion on DRAFT Resolution 2014R-02 for the Gardnerville Health & Sanitation's proposed trash rate increase; with public comment prior to Board action.

Mr. Dallaire has a draft resolution prepared by town counsel. You heard from Geoff last month. I just wanted to make sure we are all on the same page on what we are changing. It shows in the new rate schedule we have here today. Tom went over the proposed rates, options and changes from last month. We are trying to come up with a five year plan. We need to analyze and keep records of how this business operates. The greenwaste is still free. We have to pay for staff time to go around.

Mr. Higuera asked if every one of our trash trucks has some kind of issue.

Mr. Dallaire reviewed the trucks, their problems and the replacement schedule. Sometime it will be required to do some sort of recycling program. Douglas County is meeting and exceeding the requirement in California for recycling. We are the highest recycler in the state of Nevada. People want recycling. Our citizen survey, the number one response was recycling. We have been talking with Douglas Disposal and the Town of Minden. The county has to take on the remodels out at the dump to facilitate the recycling demand. There has to be a sorting station. We need to have the dump expanded in order to do the recycling. We have been working with DDI and working through the issues with the county. I created a spreadsheet and I can load that up, but it is a future plan up to 2020 on what kinds of expenses we will have: increase in salaries, board compensation, employee benefits based on if we hire a new employee in 2016. Depends on what you want to cover and in February we will have a strategic planning session to update our goals. If recycling gets put on there we need to make it a priority and fund it. I know it's always been there. It will not take a lot of effort if it is single stream recycling.

Chairman Slater felt the service needs to pay for itself. We do need to plan for future replacements so the increases are going to be there.

Mr. Philips asked if we have customers that call when they want dumped?

Mr. Dallaire advised we do. We would replace the bin rental with a mandatory dump. My point is we are changing a lot of the processes in the office internally and out in the field with tracking each individual dumpster. Do you have any comments on the resolution?

Chairman Slater called for public comment.

Ms. Cassandra Jones understands the resolution would adopt only the option 4 column. You are not proposing that we actually adopt the cumulative increases for the next three years at this time?

Mr. Dallaire needed to know if they wanted to do that. It is an option. We can do that.

Ms. Jones asked if you look at the columns across the line through 2018, that one percent increase, is misleading because if it a 5.27 now, 2 ½, 2 ½, and 1%, it is not a 10 percent increase, it's closer to a 12 percent cumulative impact. .97 cents per month to the average family probably isn't going to make a big impact, but if we're projecting our three or four years, we could be looking at an impact that means a gallon of milk to a family. For some families that's a big leap if you go all the way out to 2018. Or you could just shove it down the line, just do one and come back next year.

Mr. Dallaire doesn't have any history on how this is going to work. It could bite us and the commercial customers say we're only going to go once a month. Six months of history would be nice to be able to budget from in the future. I am hoping to do this annually. We can change it.

Ms. Jones' biggest concern last month was it's nice to build a reserve but why build an \$80,000 reserve when we could build a 60 if we don't know what we're going to be using it on. Breaking it down in this way you see the proposed rate hike doesn't produce as large a reserve as we originally thought. But also, Tom did an excellent job of explaining our ten year goals, how they might be better suited to the need to build a reserve. Having a piggy bank just to have a piggy bank is dangerous. The state can come in and take it at any time. Knowing we have a specific goal and if we need to spend down the piggy bank we could do it. I'm an anti-debt, all cash kind of person. I love the idea if we needed to buy a new facility out by Wal Mart if we could do that in cash it would be fantastic.

Mr. Dallaire would love to have a new facility out there for health and sanitation. We have plans if development changes they could donate it. I don't foresee having to buy it but we do need to start looking at recycling.

No further public comment.

Motion Higuera/Wenner to approve the draft resolution 2014R-02 for the Gardnerville Health and Sanitation's proposed trash rate increase. Motion carried.

12.  **For Possible Action:** Discussion on a DRAFT Business Impact Statement for the Gardnerville Health & Sanitation's proposed trash rate increase; with public comment prior to Board action.

Mr. Dallaire stated this is the business impact statement we put together. It is similar to the ones we have used in the past. I have made the corrections through the entire document. I will make sure it is finalized. It was just making sure we wanted to do the 5.27% quarterly increase.

No public comment.

Motion Miller/Philips to approve the proposed business impact statement for the Gardnerville Health & Sanitation proposed trash rate increase. Motion carried.

13.  **Not For Possible Action:** Discussion on the Town Attorney's Monthly Report of activities for August 2014.

Ms. Jennifer Yturbide reported they have spent quite a bit of time working on the resolution in the packet, responding to correspondence and attending the board meeting.

14.  **Not For Possible Action:** Discussion on the Town Manager/Engineer's Monthly Report of activities for August 2014.

Mr. Dallaire reported the first two weeks I was gone. The last two I worked on the Ranch at Gardnerville. We're moving forward on the projects. We need to get those out to bid and reviewed. We are working towards that. I do have a busy September. Everybody should have a calendar that shows when I will be gone. We do have a CDBG conference at the same time as the planning commission. That is the funding we would utilize for the Gardnerville Station. In order for Douglas County to qualify for next year's applications, we have to make this mandatory meeting. County staff is here so if we want to apply to continue the work we need to go to the conference to represent the county in some regard. CDBG is also having a Main Street presenter at this meeting from Wyoming. She will give a presentation about Main Street. It's in the afternoon on Tuesday and in the morning on Wednesday. The ICMA conference was one of my goals. This one is the 100th anniversary of ICMA. The conference technically starts on Sunday. They have some classes Saturday that would be worthwhile to attend. I am leaving Friday the 12th and I'll be back on Thursday. Then coming back I won't be here on the 19th unless there are some issues. Then we leave

the following Tuesday for Nevada League of Cities Conference. I'm just confirming it's Linda and Mary that are going. Nobody else is attending. We will be back Thursday afternoon. Carol did postpone her vacation until October so I could be gone.

Chairman Slater commented on item F in the report; the presentation to the Chichester HOA on Saturday August 23rd. It went very well. There were a lot of people in attendance. Tom gave a very good presentation. I think we probably resolved a lot of issues they weren't aware of. We did extend the invitation to join our meetings. It was a very good presentation. Mary was in attendance also.

Chairman Slater asked about the terms of agreement in the packet.

Mr. Dallaire responded the pictures we voted on last month we had to get some copies from the Historical Society. They are doing special scans for us to blow up. This is their standard agreement.

Chairman Slater mentioned in the agreement it says they are providing the pictures free of charge in recognition of the assistance the town provides to the Douglas County Historical Society in maintenance of the outside of the Carson Valley Museum and Cultural Center.

Mr. Dallaire went through their pictures for hours. They are agreeable to place them in the senior center/community center and the Gardnerville office. We will get high resolution scans of the postcards and then blow them up to 2 feet by 3 feet. I did find four postcards online that I bought.

Mr. Miller mentioned in the packet you saw a directory for churches in the area. That was taken out of the phone book. That can be added to anytime. That is what I will use to start the process of asking for invocations. I did not look at the internet. Carol has been directed if she gets phone calls to get the information to me. I will start the process of calling people this week.

Meeting adjourned at 7:45 p.m.

Linda Slater
Chairman

Tom Dallaire
Town Manager

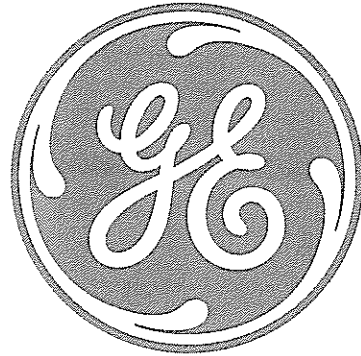
Gardnerville Town Board

AGENDA ACTION SHEET



1. **For Possible Action:** Correspondence
2. **Recommended Motion:** Receive and file
Funds Available: ☐ Yes ☒ N/A
3. **Department:** Administration

Prepared by: Tom Dallaire
4. **Meeting Date:** October 7, 2014 **Time Requested:** N/A
5. **Agenda:** ☒ Consent ☐ Administrative
6. **Background Information:** See attached.
7. **Other Agency Review of Action:** ☐ Douglas County ☒ N/A
8. **Board Action:**
☐ Approved ☐ Approved with Modifications
☐ Denied ☐ Continued



Carol and Tom,

Thank you so much for your
support with the GE movie night.
I know there was a lot of work on
your end and we appreciate it.
I was hoping for more folks to attend,
however with anything new, it takes
time. Again, thanks! it was
great working w/ you both! -Katie Margusait
1-2 GE.

MEMORANDUM

Town of Gardnerville

Tom Dallaire, P.E.
TOWN MANAGER

TO: Tom Dallaire
FROM: Marie Nicholson
SUBJECT: Trash can replacement
DATE: 9/8/14

Today I received a voicemail message from Donna Woods. She lives on East Aylesbury and she wanted to be sure the Health and Sanitation staff got this thank you. She is impressed with our staff and very much appreciates that they replaced her ripped trash can with a new one even though she hadn't called us to report the situation. Their hard work and great service do not go unnoticed!

Marie

The Flow

Delivering News from the Carson River Watershed Community

Fall 2014

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Scan to be directed to our website:



Nevada Floods. Are You Prepared?

By Courtney Walker, Carson Water Subconservancy District

Nevada Flood Awareness Week is November 10-15, 2014. With the recent summer flooding, the inaugural Nevada Flood Awareness Week is timely. The week will be the culmination of an educational outreach campaign to raise awareness that serious flooding occurs regularly in Nevada and to learn about the steps residents can take to reduce their risk. Preparedness tips include knowing if your property is in a flood zone, considering the purchase of flood insurance, building a disaster kit, and knowing the health risks after a flood.

The Nevada Flood Awareness Committee formed in late 2013 to organize the campaign. CWSD is participating on the committee, as floodplain conservation is a key Guiding Principle of the Carson River Coalition (CRC). The website is up and running, watch for billboards and listen for radio and television ads starting mid-October. To learn more about flooding and the steps you can take to limit the risks, visit their award winning website, www.NevadaFloods.org.

ARE YOU PREPARED?

www.NevadaFloods.org



Flash Floods Hit Western Nevada

By John Cobourn, University of Nevada Cooperative Extension

In late July and early August of 2014, a monsoonal weather pattern brought moisture from the Gulf of California, east of Baja, up into Nevada. Beginning on July 20th, a series of thunderstorms developed over parts of Douglas County and Carson City. Some of these rainstorms were very intense and produced enough rain in an hour or so to cause flash floods in normally dry washes. According to the Douglas County website, flash floods occurred on July 20th, 30th and August 6th, 8th, 10th, and 11th, 2014.

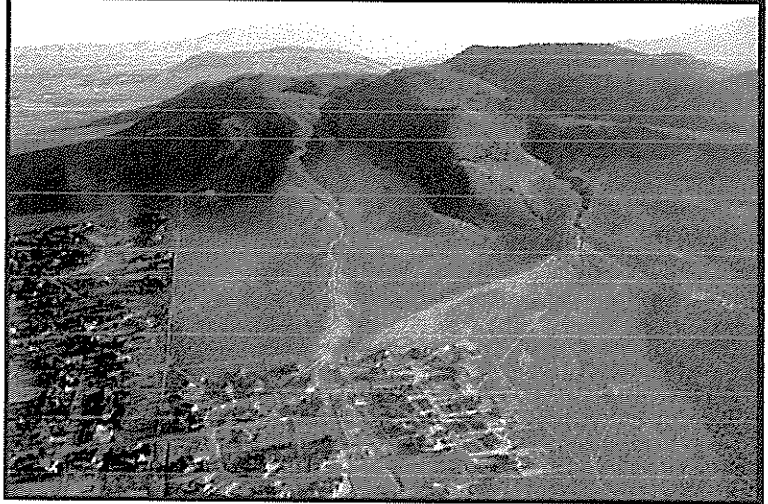
Flash floods can occur from convective thunderstorms that sometimes produce "cloudbursts" with rainfall rates exceeding one inch per hour. Flash floods are very different from large river floods, like the 1997 flood, that occur here about every ten or fifteen years in the winter. These

(Continued on page 2)

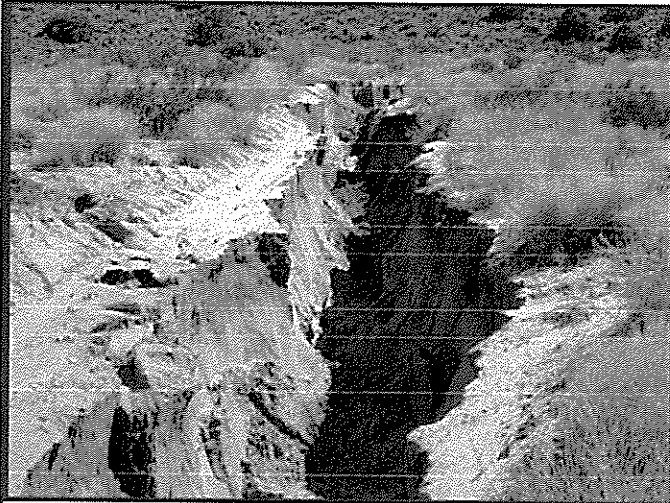
(Continued from page 1)

storms are usually small and localized compared with large winter storm systems that produce rain and snow throughout the northern and central Sierra. Cloudbursts can occur for an hour or two and drench an area from one to five square miles.

The storm on July 20th in Douglas County caused damage in Fish Springs and in the Johnson Lane neighborhood just below the south side of Hot Springs Mountain. In Fish Springs, it produced a "wall of water" that rushed down the creek, pushing piles of branches, trees, and shrubs. That same afternoon, a thunderhead appeared to park above Hot Springs Mountain and dropped intense rainfall for over 40 minutes. A rain gage in Minden measured 1.2 inches of rain, however, given the amount of flooding that occurred off of Hot Springs Mountain, it is likely that considerably more rain fell in that area.



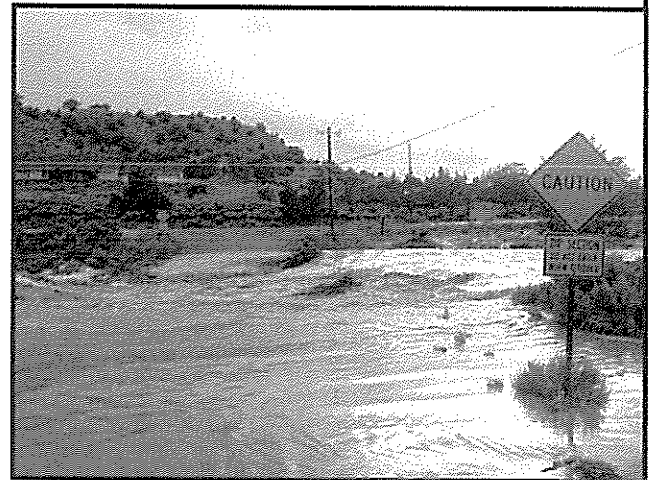
Aerial photo of Hot Springs Mountain in Douglas County.
Photo by John Dunn, Nevada Bureau of Mines and Geology



Recent flash flooding caused gullies 5-10 feet deep in some areas.
Photo by John Cobourn, University of Nevada Cooperative Extension

Residents on the east side of Carson City also experienced flooding from these storms. Neighborhoods built on alluvial fans throughout the Carson River Watershed are at similar risk from the kind of summer flash floods that struck Douglas County and Carson City this year. Residents in throughout the Carson River Watershed should visit www.NevadaFloods.org for preparedness tips.

The higher elevations on the mountain are very rocky, therefore a large portion of the rainfall ran down the slopes. When the flowing water hit the ancient sand dunes that drape the lower portions of the mountain, it created deep gullies down the sandy roads, carrying tons of sand into nearby washes and onto the alluvial fan below. Once flood water reaches an alluvial fan, its pathway is unpredictable. On July 20th, the floods emerging from two canyons on the south side of Hot Springs Mountain came together and entered the Buckbrush Estates subdivision at the east end of Jackie Road. Several properties experienced water flowing through the yard, destroying landscaping and depositing as much as four feet of wet sand around the houses.



Flash flood on Mel Drive in Fish Springs on July 20, 2014.
Photo by Craig Swartz

2014 Markleeville Creek Day Accomplishments

By Shane Fryer, Alpine Watershed Group

The Alpine Watershed Group held its 15th Annual Markleeville Creek Day on Saturday, August 23rd. 55 volunteers from Northern California and Nevada divided into five working groups to help with river cleanups and restoration projects throughout the Upper Carson River Watershed.

The work our amazing volunteers accomplished resulted in:

- ☐ 115 feet of stream bank stabilized on Shay's Creek and the West Fork;
- ☐ 200 feet of willow bundles installed to protect Hope Valley Meadow;
- ☐ 1,000+ willow stakes planted at various project sites;
- ☐ Over 600 pounds of invasive weeds removed from Grover Hot Springs Meadow; and
- ☐ 56 pounds of litter removed from our creeks and streams!



Volunteers at Markleeville Creek Day place willow bundles to alleviate erosion on the banks of the West Fork of the Carson River.

Photo by Brenda Hunt



Volunteers at Markleeville Creek Day pulled over 600 pounds of invasive weeds, enough to fill an entire pickup truck, from Grover Hot Springs Meadow.

Photo by Courtney Walker

We would like to thank our local partners that helped lead Creek Day projects. Our deepest thanks to the Washoe Tribe of Nevada and California, Alpine/Upper Carson Weed Management Area, Friends of Hope Valley, California State Parks, Carson Water Subconservancy District, and the fantastic youth group with Dominic.

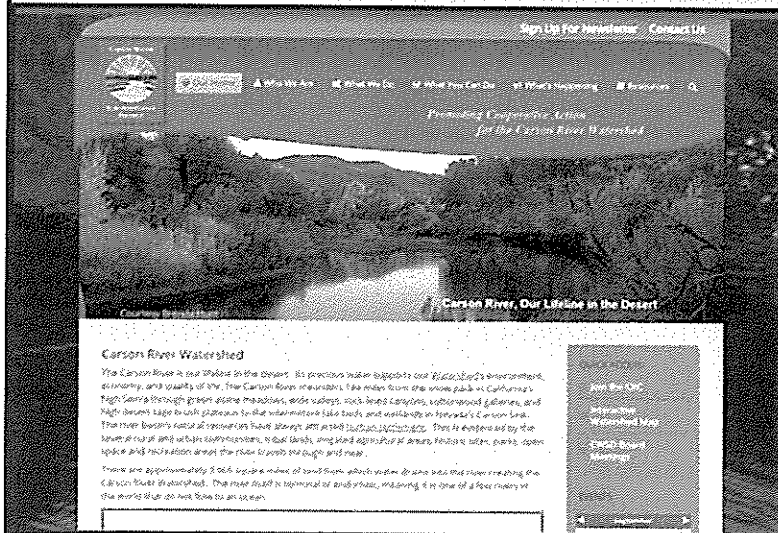
This event was made possible with funding and support from the Alpine County Chamber of Commerce, Douglas Disposal and Recycling, California Department of Conservation, Carson Water Subconservancy District, Sierra Nevada Conservancy, Meeks Lumber, Costco, Magic Stitches, DIY and Trader Joe's.

Alpine Watershed Group greatly appreciates all of the community support, which helped make Markleeville Creek Day 2014 one of the biggest turnouts ever!

More photos of the event can be found on the [Alpine Watershed Group's Facebook page](#).

CW SD Launches New Website

By Brenda Hunt, Carson Water Subconservancy District



CW SD is excited to announce our NEW WEBSITE!!! The website is user friendly (we hope you'll agree!) and models CW SD's integrated approach to watershed management. Navigation topics include Our Home, Who We Are, What We Do, What You Can Do, What's Happening and Resources.

Different user groups can quickly access specific information such as meeting agendas and notes or the Explore Your Watershed Interactive Map. The site contains useful information on CW SD and Carson River Coalition projects and

programs. We hope you'll like the great pictures, useful maps, our blog and the events calendar. The website is dynamic with staff having the ability to change most of the content. Please let us know if you have an event or blog news to share with the watershed. The site is viewable on multiple platforms and devices so check us out from anywhere!

CW SD staff thanks RDM Infinity, Inc., for working with us on the website template. I also want to thank CW SD's hardworking staff, specifically Courtney Walker, Watershed Assistant and Debbie Neddenriep, Water Resource Specialist for helping make our new website a reality! We invite you all to explore www.cwsd.org. Be sure to let us know if you see an error, have concerns, or just want to provide feedback! Contact Brenda Hunt, brenda@cwsd.org.

Our NEW Website
www.cwsd.org

Meet the New Leviathan Mine Superfund Site Project Manager

By Lynda Deschambault, Environmental Protection Agency

Lynda, Environmental Scientist with the US Environmental Protection Agency (USEPA), became the Leviathan Mine Superfund Site Project Manager in August. Lynda holds a dual degree (Chemistry/Soil Science), and an M.B.A. in Management from the University of New Hampshire and California State University, Long Beach. She has more than 17 years experience in the private environmental laboratory business where she held numerous positions of responsibility, including Quality Assurance/Quality Control and laboratory director. She then spent 4 years as a private environmental consultant before coming to work for the USEPA. At the USEPA, Lynda spent five years as an enforcement officer under the Toxic Substances Control Act, and the Toxic Release Inventory Program. She also presented numerous technical workshops to industry importers and exporters; and presented multiple community involvement workshops to schools, tribes and environmental justice communities. Lynda went on to provide nearly



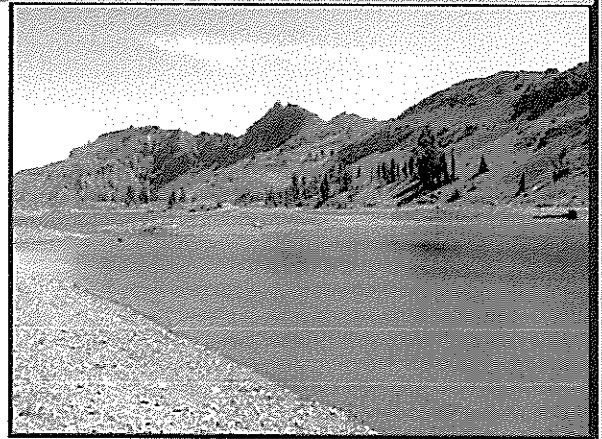
(Continued on page 7)

CW SD Enhances Flows in the West Fork of the Carson River

By Ed James, General Manager, CW SD

The ongoing drought has limited flows in the Carson River, impacting fish and wildlife habitat, especially by the beginning of fall. CW SD owns the water rights in the headwaters of the West Fork of the Carson River at Lost Lakes in Alpine County, California. This water is used for recreation during the summer months and augments stream flows in the fall for environmental, recreational and municipal uses.

The Carson Water Subconservancy District recently released most of the water stored at Lost Lakes to enhance



Upper Lost Lakes, the headwaters of the West Fork.
Photo by Courtney Walker

flows along the West Fork of the Carson River through Hope Valley and beyond.



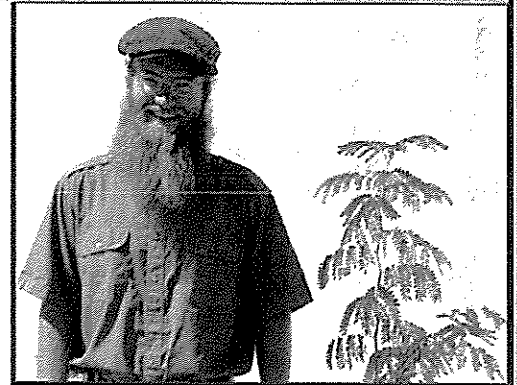
Debbie Neddenriep measures the surface level of Lower Lost Lake. Photo by Courtney Walker

The release increased flows by about five to six cubic feet per second and pulsed through the system during the last week of September. There was approximately 70 acre feet of water between the upper and lower Lost Lakes. The slight increase in flows in the West Fork of the Carson River was timely, as the Alpine Aspen Festival took place September 25-28 in Alpine County's Hope Valley and Markleeville. To learn more about CW SD and the Carson River Watershed water supply, visit our new website, www.cwsd.org.

Fallon Paiute Shoshone Tribe's New Environmental Specialist

By Caleb Kondor, Fallon Paiute Shoshone Tribe

Carmen Gonzales has handed the torch over to me to continue her work here at the Fallon Paiute Shoshone Tribe. I earned three associates degrees in Mathematics, Engineering and Chemistry from Western Nevada College. Last spring I finished my Bachelors of Science in Professional Chemistry from the University of Nevada, Reno. I also recently received my Permaculture Design Certificate from Restoration Seeds in Southern Oregon. I have spent a good portion of my life living in Carson City and I moved out to my property in the Lovelock area for a year before moving to Fallon for work. It is my personal project to green my plot of desert land. With the help of water harvesting techniques and some irrigation, I look forward to having a beautiful food forest. I have planted 200+ trees of more than 40 different species. My parents and brother live there and have stepped up to help me accomplish my vision. If you have any questions, feel free to contact me via phone (775) 423-0590 or email caleb@enviro-fpst.org.



Regional View of Water Supply

By Debbie Neddenriep, Carson Water Subconservancy District

In the Carson River Watershed, there are thirteen water purveyors that provide water to their residents and these entities work hard to keep the water flowing! CWSD coordinates with water purveyors throughout the watershed to assist their efforts to meet water demand for their users. CWSD is tasked by the Nevada Legislature to consider water supply and demand on a regional watershed basis. CWSD utilizes a 30,000 foot perspective to balance water needs that address agricultural, municipal and environmental uses. This balance is more important than ever as the drought continues and the economy picks up. CWSD communicates with our stakeholders to:

- ☐ coordinate resources to achieve common goals;
- ☐ implement a proactive approach to secure a sustainable water supply;
- ☐ identify workable solutions to any potential conflicts; and
- ☐ avoid duplication of efforts.

CWSD staff updates county and water purveyor boards about regional watershed issues on an annual basis. CWSD recently hosted meetings for water purveyors in the Middle and Upper Watershed. During the meetings various purveyors shared how current municipal water demand is being met and discussed how regional cooperation will enhance their ability to meet future water demand.

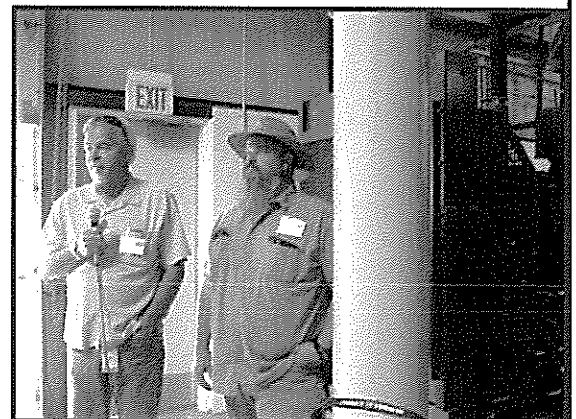
Attendees were informed about regional and local studies conducted within the watershed that address water supply, demand and quality. These two studies were discussed:

- ☐ The United States Bureau of Reclamation (USBR) is proposing to conduct a basin study for the Carson River Watershed, similar to the recently completed Truckee River basin study. USBR basin studies are comprehensive water studies that define options for meeting future water demands in river basins where imbalances in water supply and demand exist or are projected.
- ☐ The University of Nevada, Reno and Desert Research Institute are conducting a study of the Truckee and Carson Rivers. Their study uses a United States Geologic Survey model to examine surface water and ground water interactions. This model is intended to enhance resource planning and will be a useful tool for holistic, local planning and allocation of resources throughout the watershed.

These studies dovetail and a possible outcome is the identification of off-stream or underground storage sites in the Carson River Watershed. CWSD will continue to work with agricultural producers, environmental groups, and local water purveyors in its effort to ensure water reliability in the most efficient manner while balancing water needs of all users.

Carson River Watershed Purveyors

Alpine County: Markleeville Water Company
 Douglas County: Gardnerville Ranchos General Improvement District, Gardnerville Water Company, Town of Minden, Indian Hills General Improvement District, Douglas County
 Carson City: Carson City
 Lyon County: Silver Springs Mutual Water Company, Stagecoach General Improvement District, Lyon County
 Storey County: Storey County
 Churchill County: City of Fallon, Churchill County



Rit Palmer and Branden Mathiesen describe Carson City's water treatment to bus tour attendees. Carson City serves the largest population in the watershed.

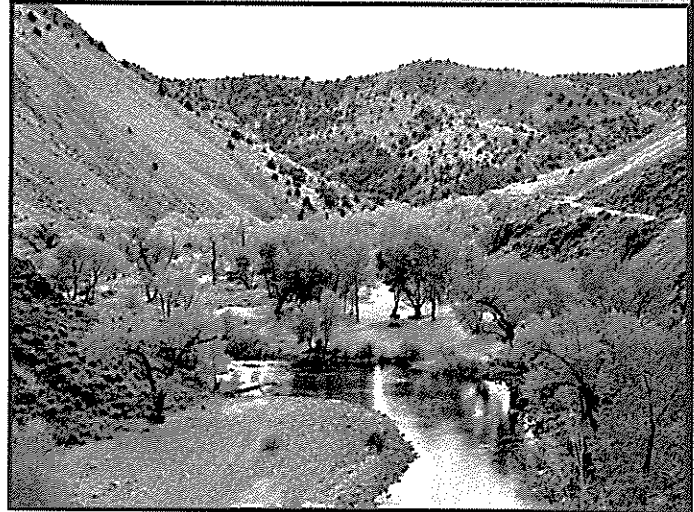
Waters of the US—New Proposed Rule

By Ed James, Carson Water Subconservancy District

On April 21, 2014, the U.S. Army Corps of Engineers (Corps) and the U.S. Environmental Protection Agency (USEPA), jointly released a new proposed rule – Definition of Waters of the U.S. Under the Clean Water Act – that would amend the definition of “Waters of the U.S.” and potentially expand the range of waters that fall under federal jurisdiction. The aim of this proposed rule change is to clear up legal confusion and protect waters that are vital to the health of the river systems. According to the Corps and USEPA, the purpose of the proposed rule change is to:

- ☐ reduce confusion about Clean Water Act protection;
- ☐ clarify types of waters covered under the Clean Water Act;
- ☐ save businesses time and money; and
- ☐ provide more benefits to the public than what the rules will cost the public.

CWSD is seeking clarification on the proposed rule changes and how it will affect river project implementation. CWSD has sent a letter to the USEPA and Corps expressing concerns with the proposed rule change to the “Waters of the US” relating to agricultural ditches that return flows to the river; stormwater systems; project permitting delays; and duplication with Nevada’s jurisdiction. The USEPA and Corps are accepting comments until October 20, 2014. To read the rule change and submit formal comments, visit <http://www2.epa.gov/uswaters>. If you have questions relating to this article, please contact Ed James at edjames@cwsd.org or call (775) 887.7450.



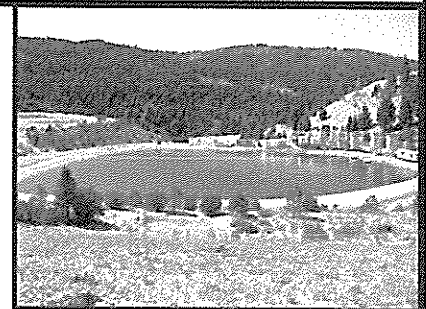
The Carson River Canyon in the Fall.
Photo by Jan Guzman

(Continued from page 4)

10 years of remedial project management oversight to the Casmalia Superfund site, located in Santa Maria, California; and the Omega Chemical Corporation Superfund Site in Whittier, California.

Lynda enjoys international travel, pollution prevention, community engagement and environmental education. As a USEPA representative with the United Nations Environmental Programme Chemical Information Exchange Network, Lynda provided intensive hands-on training to the diplomatic leaders of three African countries. She has completed the USEPA Leadership Development Program, developing Region 9’s local city governments program and drafting the first Energy and Climate Change Strategy.

In her spare time, Lynda volunteers at the local community level. She served as an elected official and the Mayor of Moraga, California from 2004-2008. Lynda enjoys taiko drumming, horseback riding, scuba diving, and long walks with her beautiful blue-eyed Siberian husky! To contact Lynda, call (415) 947.4183.



Leviathan Mine superfund site.
Photo by CWSD

Save a Stamp!
Sign up for
CWSD's e-blast list
for a digital
newsletter copy.
cwsd@cwsd.org

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Brenda Hunt

Thanks to Staff &
Contributors!

Courtney Walker
John Cobourn
Shane Fryer
Brenda Hunt
Lynda Deschambault
Ed James
Caleb Kondor
Debbie Neddenriep

UPCOMING EVENTS

Nevada Flood Awareness Media Event
October 10, 10am, Wingfield Park, Reno,
Nevada. www.NevadaFloods.org

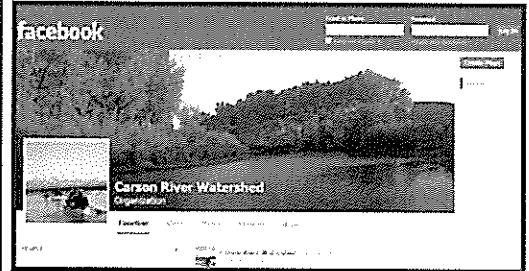
Carson River 25th Annual Silver
Celebration River Clean-up
October 11, Meet at BLM office in Carson City.
Sponsored by Kiwanis Club of Carson City and
Serra Nevada Kiwanis, contact Ron Bowman,
775-885-7302

Nevada Water Resources Association Fall
Symposium
October 15-16, Reno/Fernley, Nevada.
<http://www.nwra.org/2014-fall-symposium/>

Carson River Watershed Snapshot Day
October 17, 9am, Entire Carson River
Watershed. [http://ndep.nv.gov/bwqp/
snap_carson.htm](http://ndep.nv.gov/bwqp/snap_carson.htm)

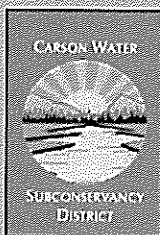
Nevada Day Parade
November 1, Carson City, Nevada.
www.nevadaday.com/

Nevada Flood Awareness Week
November 10-15, www.NevadaFloods.org



CWSD has entered the social
media game and adopted the
Carson River Watershed Facebook
page, formerly administered by the
University of Nevada Cooperative
Extension.

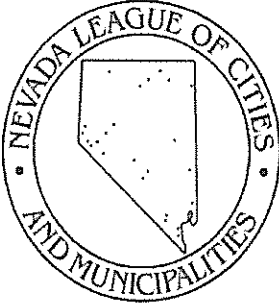
Please like our page at [https://
www.facebook.com/carsonriver/](https://www.facebook.com/carsonriver/)
We post events and news, and link
to other Facebook pages, so let us
know if you have something you'd
like us to share.



This newsletter has been
developed in part with
Clean Water Act 319 (h)
funds from the Nevada
Division of Environmental
Protection.



CARSON WATER SUBCONSERVANCY DISTRICT
777 E William St., #110A
Carson City, NV 89701



NLC&M

2015 BDRs

The Nevada League of Cities and Municipalities is authorized by statute (NRS 218D.210) to submit five Bill Draft Requests for each legislative session. Listed below is a brief summary of the League's BDRs for the 2015 session of the Nevada Legislature.

BDR 454 – Revises provisions governing the authorized uses of the proceeds of the Residential Construction Tax. This BDR seeks to clarify that improvements to existing parks or facilities are allowable uses of revenue generated by the residential construction tax (NRS 278.49839). The BDR would also add a definition of improvements to the statute.

BDR 455 - Revises provisions governing state licenses required for liquor importers, wholesale dealers of wines and liquors, wholesale dealers of beer, wine makers, instructional wine-making facilities, breweries, brew pubs and craft distilleries to require approval of governing body of city instead of county if principal place of business is located in a city. Current law (NRS 369.180) requires that persons that wish to engage in certain businesses obtain a license or permit from the State. The law further requires that applicants obtain the approval of the county commission even if the business is wholly located within a city. This is duplicative and requires the applicant to seek approval from both the city and county. In practice, the county business license departments will not forward the application to the county commission without agreement by the city. This BDR would change the final approval for applications for businesses wholly within the confines of a city to the governing body of the city.

BDR456 - Revises provisions governing timing of adoption of tentative budgets by local governments. Current law (NRS 354.596(4)) requires local governments to hold a hearing to adopt their tentative budgets on a specific date. In many cases this causes a local government to hold a special meeting to adopt their tentative budget. This BDR would allow for the adoption of tentative budgets to occur at a regularly scheduled meeting of the governing body.

BDR 463 - Establishes state coordinating agency for the "Main Streets" program of the National Main Street Center of the National Trust for Historic Preservation. Nevada does not currently have a coordinating agency for the "Main Streets" program under the National Main Street Center, a subsidiary of the National Trust for Historic Preservation. As a result, any of Nevada's cities or towns cannot be recognized as an official "Main Street" program. According to their

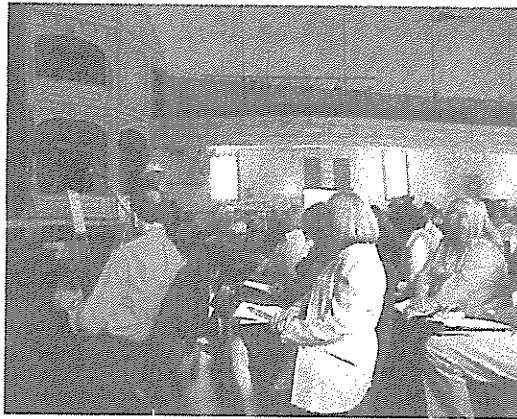
website, For the past 34 years, the Main Street Four Point Approach® has been used successfully in approximately 2,000 communities, producing \$59.6 billion in investment, creating 502,728 jobs and resulting in the rehabilitation of more than 246,158 buildings (see more on our reinvestment statistics). Building on this successful foundation, the National Main Street Center is committed to expanding the impact of Main Street by providing a new generation of research and resources to existing Main Street programs and extending our reach to older commercial districts that are not yet part of the Main Street Network. This BDR would establish a state coordinating agency for the program to be housed in the Executive branch and fund its operations.

BDR 464 - Clarifies provisions governing the fees that may be charged for providing copies of public records. Current law (NRS 239) governs public records. Chapter 239 further governs the provision of copies of public records and the fees that may be charged by the custodian of the public record (NRS 239.0107, NRS 239.052 – NRS 239.055). NRS 239.055 allows a governmental entity to impose an additional fee if complying with a request for a public document requires the entity “to make extraordinary use of its personnel or technological resources.” This BDR would add a definition of what constitutes an extraordinary use of its personnel or technological resources” to the statute.

WESTERN NEVADA DEVELOPMENT DISTRICT

**RECONVENING WORKSHOP
STRONGER ECONOMIES TOGETHER
REPORTING PROGRESS & MOVING AHEAD**

**FALLON CONVENTION CENTER
100 CAMPUS WAY ~ FALLON, NEVADA
NOVEMBER 6, 2014 ~ 11 AM – 4 PM**



- Discuss SET progress.
- Planning for future SET activities.
- Regional Economic Trends ~ Tom Harris
UNR Center for Resource Economics.



- Steve Lewis from University of Nevada Cooperative Extension will facilitate.
- Networking

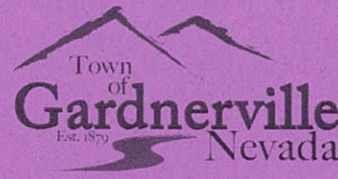
Refreshments and lunch will be served
Please RSVP by October 30 to sgonzales@wndd.org



WESTERN NEVADA DEVELOPMENT DISTRICT
704 W. NYE LANE ~ CARSON CITY, NEVADA
775-883-7333

Gardnerville Town Board

AGENDA ACTION SHEET



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

2. **Recommended Motion:** Accept as submitted

Funds Available: ☐ Yes ☒ N/A

3. **Department:** Administration

Prepared by: Carol Louthan

4. **Meeting Date:** October 7, 2014 **Time Requested:** N/A

5. **Agenda:** ☒ Consent ☐ Administrative

6. **Background Information:**

Residential Accounts	1754
Commercial Accounts	217
Green Waste Accounts	1236
Cleanup Dumpsters	5
X-cans	692
# of new residential accounts	8 accts transferred to new owners & 1 new acct
# of new commercial accounts	1 – Pho Chopsticks
Minimum User Accounts	39
Total tons of trash	338.03
Total tons of Greenwaste	49.71

7. **Other Agency Review of Action:** ☐ Douglas County

☒ N/A

8. **Board Action:**

☐ Approved

☐ Approved with Modifications

☐ Denied

☐ Continued

August:

Parks: Heritage Park Garden is getting an extension of the water system into the children's garden area. We have barbarous, lavender and crabapple encroaching on the sidewalks in arbor lineal park to remove. We also have weeds we can't catch up with: puncture vine and Canada thistle in Martin Slough along the path because of wind and equipment problems.

Public works: Cleanup and plumbing repairs at Gardnerville Station are going on this month to prepare for the public meeting in September.

Ongoing storm cleanup and weed control.

Weeds, trees and bushes have been cut back on Gilman at privately owned property to make the sidewalk usable to the public. Part of the slot drain and the DI have been cleaned by NDOT at 1420 Hwy 395. NV Energy light pole was hit Friday 8-22-14 and our plant and hanger were totally destroyed. Bobcat gets new tires this month.

September:

Parks: The drain for the backflow device at 395 and Toler has been replaced. We had ongoing events in Heritage Park with everything going well and minor repairs to the irrigation system.

Public works: The tree grate at Hwy 395 has been installed. Drip irrigation has been installed to the tree and the tree is to be placed by Genoa Trees September 26th. Ground water is being pumped from the Smith's shopping center lot as of September 22, but is still soaking into the ground but hasn't made it to Martin Slough yet. The hanging plant baskets have been taken down. We have about 6000 pounds of crack seal material left. We are currently working in Arbor Gardens streets and alleys and will move on to Stodick south. Virginia Ranch Rd. Charlotte and Larson crack sealing is complete.

The seal coat has been placed on Town hall parking lot and re-striping the parking stalls is done.

Gardnerville Town Board

AGENDA ACTION SHEET



1. **For Possible Action:** Approve September 2014 claims.
2. **Recommended Motion:** Approve as submitted
Funds Available: ☒ Yes ☐ N/A
3. **Department:** Administration

Prepared by: Carol Louthan
4. **Meeting Date:** October 7, 2014 **Time Requested:** N/A
5. **Agenda:** ☒ Consent ☐ Administrative
6. **Background Information:** See attached.
7. **Other Agency Review of Action:** ☐ Douglas County ☒ N/A
8. **Board Action:**
☐ Approved ☐ Approved with Modifications
☐ Denied ☐ Continued

Accounts Payable by G/L Distribution Report

G/L Date Range 09/01/14 - 09/30/14

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 610 - Gardnerville Town										
Department 921 - Gardnerville Admin										
Account 510.150 - Board Compensation										
4288 - Higuera Lloyd W	9/14 BOARD	G'VILLE	Paid by Check # 624577		08/28/2014	09/05/2014	09/05/2014		09/05/2014	250.00
28960 - Miller Kenneth	9/14 BOARD	G'VILLE	Paid by Check # 624608		08/28/2014	09/05/2014	09/05/2014		09/05/2014	250.00
18629 - Phillips Michael	9-14 BOARD	G'VILLE	Paid by Check # 624637		08/28/2014	09/05/2014	09/05/2014		09/05/2014	250.00
2969 - Slater Linda	9-14 BOARD	G'VILLE	Paid by Check # 624668		08/28/2014	09/05/2014	09/05/2014		09/05/2014	275.00
				Account 510.150 - Board Compensation Totals				Invoice Transactions 4		\$1,025.00
20219 - NV ST Public Employees	9-14 PREMIUMS	731	Paid by Check # 625375		09/19/2014	09/26/2014	09/26/2014		09/26/2014	20.90
				Account 511.201 - PEBS-Ret.Medical Totals				Invoice Transactions 1		\$20.90
21697 - Blue Ribbon Personnel Services	25063	653202	Paid by Check # 624479		08/22/2014	09/05/2014	09/05/2014		09/05/2014	348.39
21697 - Blue Ribbon Personnel Services	25202	653202	Paid by Check # 624750		08/29/2014	09/12/2014	09/12/2014		09/12/2014	335.16
				Account 516.120 - Contract Salaries Totals				Invoice Transactions 2		\$683.55
29103 - Frontier	782-7134 8/14	77578271340502795	Paid by Check # 624556		08/16/2014	09/05/2014	09/05/2014		09/05/2014	103.91
29103 - Frontier	782-3856 8/14	77578238560808025	Paid by Check # 624556		08/16/2014	09/05/2014	09/05/2014		09/05/2014	49.23
13097 - Verizon Wireless	9731313653	842011146-00001	Paid by Check # 625180		09/01/2014	09/19/2014	09/19/2014		09/19/2014	148.83
				Account 520.055 - Telephone Expense Totals				Invoice Transactions 3		\$301.97
12997 - Do Co Procurement Program	8-14 LOUTHAN	G'VILLE	Paid by Check # 625006		08/27/2014	09/19/2014	09/19/2014		09/19/2014	12.25
				Account 520.060 - Postage/Po Box Rent Totals				Invoice Transactions 1		\$12.25
12997 - Do Co Procurement Program	8-14 DALLAIRE	G'VILLE	Paid by Check # 625006		08/27/2014	09/19/2014	09/19/2014		09/19/2014	976.95
				Account 520.064 - Travel Totals				Invoice Transactions 1		\$976.95
22633 - Sierra Nevada Media Group	1063912083114	1063912	Paid by Check # 625422		08/31/2014	09/26/2014	09/26/2014		09/26/2014	114.46
				Account 520.072 - Advertising Totals				Invoice Transactions 1		\$114.46

3 2

Accounts Payable by G/L Distribution Report

G/L Date Range 09/01/14 - 09/30/14

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 610 - Gardnerville Town										
Department 921 - Gardnerville Admin										
Account 520.084 - Replacement & Repair										
11985 - Ace Hardware	092631/1	1236	Paid by Check # 624715		08/01/2014	09/12/2014	09/12/2014		09/12/2014	39.51
11985 - Ace Hardware	093010/1	1236	Paid by Check # 624715		08/19/2014	09/12/2014	09/12/2014		09/12/2014	52.52
5273 - Minden Electric	4015	G'VILLE	Paid by Check # 625353		09/16/2014	09/26/2014	09/26/2014		09/26/2014	353.50
Account 520.084 - Replacement & Repair Totals										
Invoice Transactions 3										\$445.53
2924 - NV Energy	791804 8-14	791804	Paid by Check # 624871		08/26/2014	09/12/2014	09/12/2014		09/12/2014	251.56
Account 520.089 - Power										
Account 520.089 - Power Totals										
Invoice Transactions 1										\$251.56
11985 - Ace Hardware	092631/1	1236	Paid by Check # 624715		08/01/2014	09/12/2014	09/12/2014		09/12/2014	74.05
11985 - Ace Hardware	092682/1	1236	Paid by Check # 624715		08/04/2014	09/12/2014	09/12/2014		09/12/2014	19.83
11985 - Ace Hardware	092764/1	1236	Paid by Check # 624715		08/07/2014	09/12/2014	09/12/2014		09/12/2014	62.01
11985 - Ace Hardware	093054/1	1236	Paid by Check # 624715		08/21/2014	09/12/2014	09/12/2014		09/12/2014	11.27
2121 - Meeks Lumber	824257	06G1570	Paid by Check # 625062		08/07/2014	09/19/2014	09/19/2014		09/19/2014	9.47
Account 520.097 - Maint B&G										
Account 520.097 - Maint B&G Totals										
Invoice Transactions 5										\$176.63
27347 - A+ Janitorial Service	TOG0714	G'VILLE	Paid by Check # 624958		08/30/2014	09/19/2014	09/19/2014		09/19/2014	85.00
27347 - A+ Janitorial Service	TOG0814	G'VILLE	Paid by Check # 624958		08/30/2014	09/19/2014	09/19/2014		09/19/2014	127.50
Account 520.098 - Janitorial Services										
Account 520.098 - Janitorial Services Totals										
Invoice Transactions 2										\$212.50
3519 - Xerox Corporation	075750331	716307012	Paid by Check # 624956		09/01/2014	09/12/2014	09/12/2014		09/12/2014	279.08
Account 520.136 - Rents & Leases Equipment										
Account 520.136 - Rents & Leases Equipment Totals										
Invoice Transactions 1										\$279.08
160 - American Public Works Assoc	679014 14-15	DALLAIRE	Paid by Check # 624729		07/10/2014	09/12/2014	09/12/2014		09/12/2014	184.00
12997 - Do Co Procurement Program	8-14 NICHOLSON	G'VILLE	Paid by Check # 625006		08/27/2014	09/19/2014	09/19/2014		09/19/2014	275.00
Account 520.170 - Memberships										
Account 520.170 - Memberships Totals										
Invoice Transactions 2										\$459.00

33



Accounts Payable by G/L Distribution Report

G/L Date Range 09/01/14 - 09/30/14

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 610 - Gardnerville Town Department 921 - Gardnerville Admin										
Account 520.187 - Internet Expense										
15887 - Charter Communications	0012509 9/14	8354110060012509	Paid by Check # 624995		09/02/2014	09/19/2014	09/19/2014	09/19/2014	09/19/2014	65.00
Account 520.200 - Training & Education										
12997 - Do Co Procurement Program	8-14 DALLAIRE	G'VILLE	Paid by Check # 625006		08/27/2014	09/19/2014	09/19/2014	09/19/2014	09/19/2014	575.00
Account 521.130 - Legal Services										
10816 - Rowe Hales & Yturbe LLP	23883	G'VILLE	Paid by Check # 624654		08/21/2014	09/05/2014	09/05/2014	09/05/2014	09/05/2014	1,210.00
Account 533.800 - Office Supplies										
19035 - Shred-It Inc	082210127	8201191	Paid by Check # 624662		08/22/2014	09/05/2014	09/05/2014	09/05/2014	09/05/2014	197.00
6089 - A-#1 Chemical Inc	5157078	296958	Paid by Check # 624959		09/02/2014	09/19/2014	09/19/2014	09/19/2014	09/19/2014	36.11
12997 - Do Co Procurement Program	8-14 DALLAIRE	G'VILLE	Paid by Check # 625006		08/27/2014	09/19/2014	09/19/2014	09/19/2014	09/19/2014	58.00
12997 - Do Co Procurement Program	8-14 LA COST	G'VILLE	Paid by Check # 625006		08/27/2014	09/19/2014	09/19/2014	09/19/2014	09/19/2014	52.14
12997 - Do Co Procurement Program	8-14 LOUTHAN	G'VILLE	Paid by Check # 625006		08/27/2014	09/19/2014	09/19/2014	09/19/2014	09/19/2014	107.32
12997 - Do Co Procurement Program	8-14 NICHOLSON	G'VILLE	Paid by Check # 625006		08/27/2014	09/19/2014	09/19/2014	09/19/2014	09/19/2014	62.50
Account 533.806 - Software										
7185 - SHI International Corp	B02381879	1031693	Paid by Check # 624661		08/18/2014	09/05/2014	09/05/2014	09/05/2014	09/05/2014	131.00
16648 - E Squared C Inc	41010	G'VILLE	Paid by Check # 625014		09/01/2014	09/19/2014	09/19/2014	09/19/2014	09/19/2014	37.50
Account 533.806 - Software										
Department 921 - Gardnerville Admin										
Account 533.806 - Software										
Department 921 - Gardnerville Admin										

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Accounts Payable by G/L Distribution Report

G/L Date Range 09/01/14 - 09/30/14

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 610 - Gardnerville Town										
Department 923 - Parks & Recreation										
Account 520.037 - Weed Spraying										
13485 - Ahern Rentals Inc	13689269-1	205304	Paid by Check # 624720		08/20/2014	09/12/2014	09/12/2014		09/12/2014	98.98
1130 - Do Co Weed Control	32909W	G'VILLE	Paid by Check # 624796		08/20/2014	09/12/2014	09/12/2014		09/12/2014	349.99
				Account 520.037 - Weed Spraying Totals				Invoice Transactions 2		\$448.97
11985 - Ace Hardware	093226/1	1236	Paid by Check # 624715		08/29/2014	09/12/2014	09/12/2014		09/12/2014	6.98
13485 - Ahern Rentals Inc	13629826-1	205304	Paid by Check # 624720		08/05/2014	09/12/2014	09/12/2014		09/12/2014	7.49
13485 - Ahern Rentals Inc	13643934-1	205304	Paid by Check # 624720		08/08/2014	09/12/2014	09/12/2014		09/12/2014	5.00
13485 - Ahern Rentals Inc	13671115-1	205304	Paid by Check # 624720		08/15/2014	09/12/2014	09/12/2014		09/12/2014	50.73
13485 - Ahern Rentals Inc	13671136-1	205304	Paid by Check # 624720		08/15/2014	09/12/2014	09/12/2014		09/12/2014	14.49
13485 - Ahern Rentals Inc	13671156-1	205304	Paid by Check # 624720		08/15/2014	09/12/2014	09/12/2014		09/12/2014	32.50
13485 - Ahern Rentals Inc	13694428-1	205304	Paid by Check # 624720		08/22/2014	09/12/2014	09/12/2014		09/12/2014	54.79
13485 - Ahern Rentals Inc	13707606-1	205304	Paid by Check # 624720		08/25/2014	09/12/2014	09/12/2014		09/12/2014	6.99
13485 - Ahern Rentals Inc	13724793-1	205304	Paid by Check # 624720		08/29/2014	09/12/2014	09/12/2014		09/12/2014	18.27
13485 - Ahern Rentals Inc	13724826-2	205304	Paid by Check # 624720		08/29/2014	09/12/2014	09/12/2014		09/12/2014	122.48
397 - Bing Materials	143660	GARDN	Paid by Check # 624748		08/29/2014	09/12/2014	09/12/2014		09/12/2014	30.32
18821 - Fastenal Industrial/Cons Suppl	NVMIN43580	NVMIN0011	Paid by Check # 624803		08/21/2014	09/12/2014	09/12/2014		09/12/2014	4.71
3457 - Western Nevada Supply Company	45976520	71273	Paid by Check # 625190		08/13/2014	09/19/2014	09/19/2014		09/19/2014	29.68
3457 - Western Nevada Supply Company	45992166	71273	Paid by Check # 625190		08/27/2014	09/19/2014	09/19/2014		09/19/2014	410.94
				Account 520.084 - Replacement & Repair Totals				Invoice Transactions 14		\$795.37
2924 - NV Energy	791804 8-14	791804	Paid by Check # 624871		08/26/2014	09/12/2014	09/12/2014		09/12/2014	394.38
				Account 520.089 - Power Totals				Invoice Transactions 1		\$394.38

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Accounts Payable by G/L Distribution Report

G/L Date Range 09/01/14 - 09/30/14

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 610 - Gardnerville Town										
Department 923 - Parks & Recreation										
Account 520.090 - Water										
1429 - Gardnerville Water Company	1302.01 8/14	1302.01	Paid by Check # 624812		09/02/2014	09/12/2014	09/12/2014		09/12/2014	1,452.34
1429 - Gardnerville Water Company	1321.01 8/14	1321.01	Paid by Check # 624812		09/02/2014	09/12/2014	09/12/2014		09/12/2014	133.64
1429 - Gardnerville Water Company	1340.01 8/14	1340.01	Paid by Check # 624812		09/02/2014	09/12/2014	09/12/2014		09/12/2014	65.14
1429 - Gardnerville Water Company	1348.01 8/14	1348.01	Paid by Check # 624812		09/02/2014	09/12/2014	09/12/2014		09/12/2014	1,726.75
1429 - Gardnerville Water Company	1373.01 8/14	1373.01	Paid by Check # 624812		09/02/2014	09/12/2014	09/12/2014		09/12/2014	145.81
1429 - Gardnerville Water Company	1745.01 8/14	1745.01	Paid by Check # 624812		09/02/2014	09/12/2014	09/12/2014		09/12/2014	259.15
1429 - Gardnerville Water Company	2139.01 8/14	2139.01	Paid by Check # 624812		09/02/2014	09/12/2014	09/12/2014		09/12/2014	141.77
1429 - Gardnerville Water Company	2140.01 8/14	2140.01	Paid by Check # 624812		09/02/2014	09/12/2014	09/12/2014		09/12/2014	231.51
1429 - Gardnerville Water Company	2226.01 8/14	2226.01	Paid by Check # 624812		09/02/2014	09/12/2014	09/12/2014		09/12/2014	1,069.52
1429 - Gardnerville Water Company	2297.01 8/14	2297.01	Paid by Check # 624812		09/02/2014	09/12/2014	09/12/2014		09/12/2014	1,312.22
1429 - Gardnerville Water Company	2431.01 8/14	2431.01	Paid by Check # 624812		09/02/2014	09/12/2014	09/12/2014		09/12/2014	629.93
1429 - Gardnerville Water Company	2593.01 8/14	2593.01	Paid by Check # 624812		09/02/2014	09/12/2014	09/12/2014		09/12/2014	479.39
1429 - Gardnerville Water Company	2624.01 8/14	2624.01	Paid by Check # 624812		09/02/2014	09/12/2014	09/12/2014		09/12/2014	81.41
1429 - Gardnerville Water Company	640.01 8/14	640.01	Paid by Check # 624812		09/02/2014	09/12/2014	09/12/2014		09/12/2014	32.58
1429 - Gardnerville Water Company	690.01 8/14	690.01	Paid by Check # 624812		09/02/2014	09/12/2014	09/12/2014		09/12/2014	112.72
1429 - Gardnerville Water Company	410.03 8/14	410.03	Paid by Check # 624812		09/02/2014	09/12/2014	09/12/2014		09/12/2014	38.37
1429 - Gardnerville Water Company	2641.02 8/14	2641.02	Paid by Check # 624812		09/02/2014	09/12/2014	09/12/2014		09/12/2014	383.64
Account 520.090 - Water Totals Invoice Transactions 17										\$8,295.89
28215 - Carson Creature Catchers Inc	11019	G'VILLE	Paid by Check # 624765		09/03/2014	09/12/2014	09/12/2014		09/12/2014	400.00
Account 520.097 - Maint B&G Totals Invoice Transactions 1										\$400.00

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Accounts Payable by G/L Distribution Report

G/L Date Range 09/01/14 - 09/30/14

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 610 - Gardnerville Town										
Department 923 - Parks & Recreation										
Account 532.003 - Gas & Oil										
3814 - Flyers Energy LLC	CFS0866967	8308	Paid by Check # 624548		08/15/2014	09/05/2014	09/05/2014		09/05/2014	123.62
13485 - Ahern Rentals Inc	13707606-1	205304	Paid by Check # 624720		08/25/2014	09/12/2014	09/12/2014		09/12/2014	20.94
3814 - Flyers Energy LLC	CFS0874261	8308	Paid by Check # 625026		08/31/2014	09/19/2014	09/19/2014		09/19/2014	204.12
Account 532.003 - Gas & Oil Totals										
Invoice Transactions 3										\$348.68
13485 - Ahern Rentals Inc	13616514-1	205304	Paid by Check # 624720		08/01/2014	09/12/2014	09/12/2014		09/12/2014	.70
13485 - Ahern Rentals Inc	13622872-1	205304	Paid by Check # 624720		08/04/2014	09/12/2014	09/12/2014		09/12/2014	47.11
13485 - Ahern Rentals Inc	13622872-2	205304	Paid by Check # 624720		08/04/2014	09/12/2014	09/12/2014		09/12/2014	(8.37)
13485 - Ahern Rentals Inc	13623819-1	205304	Paid by Check # 624720		08/04/2014	09/12/2014	09/12/2014		09/12/2014	20.32
13485 - Ahern Rentals Inc	13625404-1	205304	Paid by Check # 624720		08/04/2014	09/12/2014	09/12/2014		09/12/2014	45.39
13485 - Ahern Rentals Inc	13683686-1	205304	Paid by Check # 624720		08/19/2014	09/12/2014	09/12/2014		09/12/2014	8.13
12997 - Do Co Procurement Program	8-14 DALLAIRE	G'VILLE	Paid by Check # 625006		08/27/2014	09/19/2014	09/19/2014		09/19/2014	55.70
12997 - Do Co Procurement Program	8-14 LA COST	G'VILLE	Paid by Check # 625006		08/27/2014	09/19/2014	09/19/2014		09/19/2014	113.42
2121 - Meeks Lumber	825237	06G1570	Paid by Check # 625062		08/13/2014	09/19/2014	09/19/2014		09/19/2014	75.98
2121 - Meeks Lumber	826901	06G1570	Paid by Check # 625062		08/21/2014	09/19/2014	09/19/2014		09/19/2014	79.72
15836 - Summit Plumbing LLC	48880	G'VILLE	Paid by Check # 625436		09/15/2014	09/26/2014	09/26/2014		09/26/2014	200.00
Account 533.817 - Small Projects Totals										
Invoice Transactions 11										\$638.10
Department 923 - Parks & Recreation Totals										
Invoice Transactions 49										\$11,321.39

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Accounts Payable by G/L Distribution Report

G/L Date Range 09/01/14 - 09/30/14

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 610 - Gardnerville Town										
Department 926 - Other Public Works										
Account 520.037 - Weed Spraying										
13485 - Ahern Rentals Inc	13689269-1	205304	Paid by Check # 624720		08/20/2014	09/12/2014	09/12/2014		09/12/2014	98.97
1130 - Do Co Weed Control	32909W	G'VILLE	Paid by Check # 624796		08/20/2014	09/12/2014	09/12/2014		09/12/2014	349.99
				Account 520.037 - Weed Spraying Totals				Invoice Transactions 2		\$448.96
Account 520.084 - Replacement & Repair										
13485 - Ahern Rentals Inc	13643934-1	205304	Paid by Check # 624720		08/08/2014	09/12/2014	09/12/2014		09/12/2014	7.50
13485 - Ahern Rentals Inc	13697836-1	205304	Paid by Check # 624720		08/22/2014	09/12/2014	09/12/2014		09/12/2014	5.79
13485 - Ahern Rentals Inc	13700014-1	205304	Paid by Check # 624720		08/25/2014	09/12/2014	09/12/2014		09/12/2014	42.49
18821 - Fastenal Industrial/Cons Suppl	NVMIN43580	NVMIN0011	Paid by Check # 624803		08/21/2014	09/12/2014	09/12/2014		09/12/2014	8.88
8043 - Mark Smith Tire Center Inc	71700080206	A17-14675	Paid by Check # 625059		08/26/2014	09/19/2014	09/19/2014		09/19/2014	959.96
12198 - O'Reilly Auto Parts	3530-342944	1075650	Paid by Check # 625097		07/29/2014	09/19/2014	09/19/2014		09/19/2014	14.78
12198 - O'Reilly Auto Parts	3530-346990	1075650	Paid by Check # 625097		08/21/2014	09/19/2014	09/19/2014		09/19/2014	4.79
14747 - Home Depot (Gville)	9240995	6035322502697513	Paid by Check # 625316		08/28/2014	09/26/2014	09/26/2014		09/26/2014	612.54
				Account 520.084 - Replacement & Repair Totals				Invoice Transactions 8		\$1,656.73
Account 520.095 - Street Lights										
2924 - NV Energy	791804 8-14	791804	Paid by Check # 624871		08/26/2014	09/12/2014	09/12/2014		09/12/2014	6,599.39
				Account 520.095 - Street Lights Totals				Invoice Transactions 1		\$6,599.39

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Accounts Payable by G/L Distribution Report

G/L Date Range 09/01/14 - 09/30/14

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 610 - Gardnerville Town Department 926 - Other Public Works Account 520.103 - Maint Road										
11985 - Ace Hardware	092682/1	1236	Paid by Check # 624715		08/04/2014	09/12/2014	09/12/2014		09/12/2014	87.96
11985 - Ace Hardware	092860/1	1236	Paid by Check # 624715		08/13/2014	09/12/2014	09/12/2014		09/12/2014	43.98
11985 - Ace Hardware	092982/1	1236	Paid by Check # 624715		08/18/2014	09/12/2014	09/12/2014		09/12/2014	65.97
11985 - Ace Hardware	093022/1	1236	Paid by Check # 624715		08/20/2014	09/12/2014	09/12/2014		09/12/2014	18.98
11985 - Ace Hardware	093139/1	1236	Paid by Check # 624715		08/25/2014	09/12/2014	09/12/2014		09/12/2014	130.96
11985 - Ace Hardware	093226/1	1236	Paid by Check # 624715		08/29/2014	09/12/2014	09/12/2014		09/12/2014	12.99
8692 - Silver State Barricade Inc	76085	G'VILLE	Paid by Check # 625139		09/09/2014	09/19/2014	09/19/2014		09/19/2014	157.80
14747 - Home Depot (Gville)	9240995	6035322502697513	Paid by Check # 625316		08/28/2014	09/26/2014	09/26/2014		09/26/2014	216.08
Account 520.103 - Maint Road Totals										\$734.72
4268 - Do Co Vehicle Maintenance	8@14	MOTOR POOL	Paid by Check # 625275		09/09/2014	09/26/2014	09/26/2014		09/26/2014	7,504.41
Account 520.116 - Veh. Maint-Co Shop TRANSFER										\$7,504.41
3814 - Flyers Energy LLC	CFS0866967	8308	Paid by Check # 624548		08/15/2014	09/05/2014	09/05/2014		09/05/2014	249.78
3814 - Flyers Energy LLC	CFS0874261	8308	Paid by Check # 625026		08/31/2014	09/19/2014	09/19/2014		09/19/2014	564.93
Account 532.003 - Gas & Oil										\$814.71
2121 - Meeks Lumber	823173	06G1570	Paid by Check # 625062		08/01/2014	09/19/2014	09/19/2014		09/19/2014	32.16
Account 532.019 - Storm Drain Maintenance										\$32.16

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Accounts Payable by G/L Distribution Report

G/L Date Range 09/01/14 - 09/30/14

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 610 - Gardnerville Town										
Department 926 - Other Public Works										
Account 532.028 - Uniforms										
5785 - AlSCO Inc	LREN951339	000330	Paid by Check # 624462		08/05/2014	09/05/2014	09/05/2014		09/05/2014	4.39
5785 - AlSCO Inc	LREN954087	000330	Paid by Check # 624462		08/12/2014	09/05/2014	09/05/2014		09/05/2014	15.00
5785 - AlSCO Inc	LREN953535	000330	Paid by Check # 624462		08/12/2014	09/05/2014	09/05/2014		09/05/2014	4.39
5785 - AlSCO Inc	LREN955760	000330	Paid by Check # 624462		08/19/2014	09/05/2014	09/05/2014		09/05/2014	4.39
5785 - AlSCO Inc	LREN957923	000330	Paid by Check # 624462		08/26/2014	09/05/2014	09/05/2014		09/05/2014	4.39
10314 - Work World Inc	109-103	GVILLE	Paid by Check # 624702		08/09/2014	09/05/2014	09/05/2014		09/05/2014	77.46
27069 - Thompson Steven C	9-14 PANTS	REIMBURSEMENT/G'V LLE	Paid by Check # 624934		08/23/2014	09/12/2014	09/12/2014		09/12/2014	10.67
Account 532.028 - Uniforms Totals										\$120.69
Account 562.000 - Capital Projects										
6254 - NV ST Div Of Enviro Protection	2-000007 14-15	GVILLE	Paid by Check # 624877		08/20/2014	09/12/2014	09/12/2014		09/12/2014	400.00
2514 - Stowell Candace	2014-3	GVILLE	Paid by Check # 624923		09/01/2014	09/12/2014	09/12/2014		09/12/2014	525.00
Account 562.000 - Capital Projects Totals										\$925.00
Department 926 - Other Public Works Totals										\$18,836.77
Fund 610 - Gardnerville Town Totals										\$37,649.11

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Accounts Payable by G/L Distribution Report

G/L Date Range 09/01/14 - 09/30/14

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 611 - Gardnerville Health & San Department 925 - Health & Sanitation										
Account 510.150 - Board Compensation										
4288 - Higuera Lloyd W	9/14 BOARD	G'VILLE	Paid by Check # 624577		08/28/2014	09/05/2014	09/05/2014		09/05/2014	250.00
28960 - Miller Kenneth	9/14 BOARD	G'VILLE	Paid by Check # 624608		08/28/2014	09/05/2014	09/05/2014		09/05/2014	250.00
18629 - Philips Michael	9-14 BOARD	G'VILLE	Paid by Check # 624637		08/28/2014	09/05/2014	09/05/2014		09/05/2014	250.00
2969 - Slater Linda	9-14 BOARD	G'VILLE	Paid by Check # 624668		08/28/2014	09/05/2014	09/05/2014		09/05/2014	275.00
			Account 510.150 - Board Compensation Totals					Invoice Transactions 4		\$1,025.00
21697 - Blue Ribbon Personnel Services	25063	653202	Paid by Check # 624479		08/22/2014	09/05/2014	09/05/2014		09/05/2014	348.39
21697 - Blue Ribbon Personnel Services	25202	653202	Paid by Check # 624750		08/29/2014	09/12/2014	09/12/2014		09/12/2014	335.16
			Account 516.120 - Contract Salaries Totals					Invoice Transactions 2		\$683.55
29103 - Frontier	782-7134 8/14	77578271340502795	Paid by Check # 624556		08/16/2014	09/05/2014	09/05/2014		09/05/2014	103.91
29103 - Frontier	782-3856 8/14	77578238560808025	Paid by Check # 624556		08/16/2014	09/05/2014	09/05/2014		09/05/2014	49.23
13097 - Verizon Wireless	9731313653	842011146-00001	Paid by Check # 625180		09/01/2014	09/19/2014	09/19/2014		09/19/2014	148.82
			Account 520.055 - Telephone Expense Totals					Invoice Transactions 3		\$301.96
12997 - Do Co Procurement Program	8-14 LOUTHAN	G'VILLE	Paid by Check # 625006		08/27/2014	09/19/2014	09/19/2014		09/19/2014	19.08
			Account 520.060 - Postage/Po Box Rent Totals					Invoice Transactions 1		\$19.08
12997 - Do Co Procurement Program	8-14 DALLAIRE	G'VILLE	Paid by Check # 625006		08/27/2014	09/19/2014	09/19/2014		09/19/2014	976.95
			Account 520.064 - Travel Totals					Invoice Transactions 1		\$976.95

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Accounts Payable by G/L Distribution Report

G/L Date Range 09/01/14 - 09/30/14

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 611 - Gardnerville Health & San Department 925 - Health & Sanitation Account 520.084 - Replacement & Repair										
11985 - Ace Hardware	092629/1	1236	Paid by Check # 624715		08/01/2014	09/12/2014	09/12/2014		09/12/2014	10.48
11985 - Ace Hardware	092630/1	1236	Paid by Check # 624715		08/01/2014	09/12/2014	09/12/2014		09/12/2014	3.99
11985 - Ace Hardware	092631/1	1236	Paid by Check # 624715		08/01/2014	09/12/2014	09/12/2014		09/12/2014	39.51
11985 - Ace Hardware	093010/1	1236	Paid by Check # 624715		08/19/2014	09/12/2014	09/12/2014		09/12/2014	52.52
13485 - Ahern Rentals Inc	13643934-1	205304	Paid by Check # 624720		08/08/2014	09/12/2014	09/12/2014		09/12/2014	7.50
18821 - Fastenal Industrial/Cons Suppl	NV/MIN43580	NV/MIN0011	Paid by Check # 624803		08/21/2014	09/12/2014	09/12/2014		09/12/2014	8.88
8043 - Mark Smith Tire Center Inc	71700078216	A17-14675	Paid by Check # 625059		08/08/2014	09/19/2014	09/19/2014		09/19/2014	1,316.10
12198 - O'Reilly Auto Parts	3530-343305	1075650	Paid by Check # 625097		07/31/2014	09/19/2014	09/19/2014		09/19/2014	7.49
12198 - O'Reilly Auto Parts	3530-344017	1075650	Paid by Check # 625097		08/04/2014	09/19/2014	09/19/2014		09/19/2014	5.19
12198 - O'Reilly Auto Parts	3530-344211	1075650	Paid by Check # 625097		08/05/2014	09/19/2014	09/19/2014		09/19/2014	9.98
12198 - O'Reilly Auto Parts	3530-344243	1075650	Paid by Check # 625097		08/05/2014	09/19/2014	09/19/2014		09/19/2014	2.18
12198 - O'Reilly Auto Parts	3530-346740	1075650	Paid by Check # 625097		08/20/2014	09/19/2014	09/19/2014		09/19/2014	37.98
12198 - O'Reilly Auto Parts	3530-346987	1075650	Paid by Check # 625097		08/21/2014	09/19/2014	09/19/2014		09/19/2014	16.99
12198 - O'Reilly Auto Parts	3530-347785	1075650	Paid by Check # 625097		08/26/2014	09/19/2014	09/19/2014		09/19/2014	59.00
3890 - Arata Equipment Co.	1-79069	1015	Paid by Check # 625215		07/09/2014	09/26/2014	09/26/2014		09/26/2014	171.76
5273 - Minden Electric	4015	G'VILLE	Paid by Check # 625353		09/16/2014	09/26/2014	09/26/2014		09/26/2014	353.50
Account 520.089 - Power			Account 520.084 - Replacement & Repair Totals					Invoice Transactions 16		\$2,103.05
2924 - NV Energy	791804 8-14	791804	Paid by Check # 624871		08/26/2014	09/12/2014	09/12/2014		09/12/2014	251.22
			Account 520.089 - Power Totals					Invoice Transactions 1		\$251.22

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Accounts Payable by G/L Distribution Report

G/L Date Range 09/01/14 - 09/30/14

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 611 - Gardnerville Health & San Department 925 - Health & Sanitation Account 520.090 - Water										
1429 - Gardnerville Water Company	640.01 8/14	640.01	Paid by Check # 624812		09/02/2014	09/12/2014	09/12/2014		09/12/2014	32.57
1429 - Gardnerville Water Company	690.01 8/14	690.01	Paid by Check # 624812		09/02/2014	09/12/2014	09/12/2014		09/12/2014	112.73
1429 - Gardnerville Water Company	1374	2	Paid by Check # 624812		07/31/2014	09/12/2014	09/12/2014		09/12/2014	1.77
				Account 520.090 - Water Totals				Invoice Transactions 3		\$147.07
27347 - A+ Janitorial Services TOG0714		G'VILLE	Paid by Check # 624958		08/30/2014	09/19/2014	09/19/2014		09/19/2014	85.00
27347 - A+ Janitorial Service TOG0814		G'VILLE	Paid by Check # 624958		08/30/2014	09/19/2014	09/19/2014		09/19/2014	127.50
				Account 520.098 - Janitorial Services Totals				Invoice Transactions 2		\$212.50
3519 - Xerox Corporation 075750331		716307012	Paid by Check # 624956		09/01/2014	09/12/2014	09/12/2014		09/12/2014	279.07
				Account 520.136 - Rents & Leases Equipment Totals				Invoice Transactions 1		\$279.07
15887 - Charter Communications 0012509 9/14		8354110060012509	Paid by Check # 624995		09/02/2014	09/19/2014	09/19/2014		09/19/2014	65.00
				Account 520.187 - Internet Expense Totals				Invoice Transactions 1		\$65.00
15853 - Carson City Landfill 10150846		228079	Paid by Check # 624764		08/01/2014	09/12/2014	09/12/2014		09/12/2014	461.10
15853 - Carson City Landfill 10150868		228079	Paid by Check # 624764		08/01/2014	09/12/2014	09/12/2014		09/12/2014	449.50
15853 - Carson City Landfill 10151589		228079	Paid by Check # 624764		08/04/2014	09/12/2014	09/12/2014		09/12/2014	629.30
15853 - Carson City Landfill 10151848		228079	Paid by Check # 624764		08/05/2014	09/12/2014	09/12/2014		09/12/2014	520.26
15853 - Carson City Landfill 10152141		228079	Paid by Check # 624764		08/06/2014	09/12/2014	09/12/2014		09/12/2014	494.16
15853 - Carson City Landfill 10152154		228079	Paid by Check # 624764		08/06/2014	09/12/2014	09/12/2014		09/12/2014	465.74
15853 - Carson City Landfill 10152213		228079	Paid by Check # 624764		08/06/2014	09/12/2014	09/12/2014		09/12/2014	488.36
15853 - Carson City Landfill 10152517		228079	Paid by Check # 624764		08/07/2014	09/12/2014	09/12/2014		09/12/2014	470.96
15853 - Carson City Landfill 10152518		228079	Paid by Check # 624764		08/07/2014	09/12/2014	09/12/2014		09/12/2014	417.02
15853 - Carson City Landfill 10152575		228079	Paid by Check # 624764		08/07/2014	09/12/2014	09/12/2014		09/12/2014	445.44

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1
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Accounts Payable by G/L Distribution Report

G/L Date Range 09/01/14 - 09/30/14

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 611 - Gardnerville Health & San Department 925 - Health & Sanitation Account 520.197 - Landfill Expense										
15853 - Carson City Landfill	10152814	228079	Paid by Check # 624764		08/08/2014	09/12/2014	09/12/2014		09/12/2014	446.02
15853 - Carson City Landfill	10152835	228079	Paid by Check # 624764		08/08/2014	09/12/2014	09/12/2014		09/12/2014	445.44
15853 - Carson City Landfill	10153562	228079	Paid by Check # 624764		08/11/2014	09/12/2014	09/12/2014		09/12/2014	678.60
15853 - Carson City Landfill	10153916	228079	Paid by Check # 624764		08/12/2014	09/12/2014	09/12/2014		09/12/2014	431.52
15853 - Carson City Landfill	10154320	228079	Paid by Check # 624764		08/13/2014	09/12/2014	09/12/2014		09/12/2014	460.52
15853 - Carson City Landfill	10154327	228079	Paid by Check # 624764		08/13/2014	09/12/2014	09/12/2014		09/12/2014	488.36
15853 - Carson City Landfill	10154629	228079	Paid by Check # 624764		08/14/2014	09/12/2014	09/12/2014		09/12/2014	384.54
15853 - Carson City Landfill	10154949	228079	Paid by Check # 624764		08/15/2014	09/12/2014	09/12/2014		09/12/2014	510.40
15853 - Carson City Landfill	10154951	228079	Paid by Check # 624764		08/15/2014	09/12/2014	09/12/2014		09/12/2014	449.50
15853 - Carson City Landfill	10154962	228079	Paid by Check # 624764		08/15/2014	09/12/2014	09/12/2014		09/12/2014	446.60
15853 - Carson City Landfill	10155781	228079	Paid by Check # 624764		08/18/2014	09/12/2014	09/12/2014		09/12/2014	599.72
15853 - Carson City Landfill	10156176	228079	Paid by Check # 624764		08/19/2014	09/12/2014	09/12/2014		09/12/2014	434.42
15853 - Carson City Landfill	10156526	228079	Paid by Check # 624764		08/20/2014	09/12/2014	09/12/2014		09/12/2014	408.32
15853 - Carson City Landfill	10156546	228079	Paid by Check # 624764		08/20/2014	09/12/2014	09/12/2014		09/12/2014	356.12
15853 - Carson City Landfill	10156549	228079	Paid by Check # 624764		08/20/2014	09/12/2014	09/12/2014		09/12/2014	367.72
15853 - Carson City Landfill	10156779	228079	Paid by Check # 624764		08/21/2014	09/12/2014	09/12/2014		09/12/2014	388.02
15853 - Carson City Landfill	10156793	228079	Paid by Check # 624764		08/21/2014	09/12/2014	09/12/2014		09/12/2014	395.56
15853 - Carson City Landfill	10156794	228079	Paid by Check # 624764		08/21/2014	09/12/2014	09/12/2014		09/12/2014	416.44
15853 - Carson City Landfill	10157109	228079	Paid by Check # 624764		08/22/2014	09/12/2014	09/12/2014		09/12/2014	474.44
15853 - Carson City Landfill	10157112	228079	Paid by Check # 624764		08/22/2014	09/12/2014	09/12/2014		09/12/2014	396.72
15853 - Carson City Landfill	10157834	228079	Paid by Check # 624764		08/25/2014	09/12/2014	09/12/2014		09/12/2014	611.90
15853 - Carson City Landfill	10158216	228079	Paid by Check # 624764		08/26/2014	09/12/2014	09/12/2014		09/12/2014	401.36

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Accounts Payable by G/L Distribution Report

G/L Date Range 09/01/14 - 09/30/14

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 611 - Gardnerville Health & San Department 925 - Health & Sanitation										
Account 520.197 - Landfill Expense										
15853 - Carson City Landfill	10158560	228079	Paid by Check # 624764		08/27/2014	09/12/2014	09/12/2014		09/12/2014	431.52
15853 - Carson City Landfill	10158591	228079	Paid by Check # 624764		08/27/2014	09/12/2014	09/12/2014		09/12/2014	502.28
15853 - Carson City Landfill	10158639	228079	Paid by Check # 624764		08/27/2014	09/12/2014	09/12/2014		09/12/2014	404.84
15853 - Carson City Landfill	10158935	228079	Paid by Check # 624764		08/28/2014	09/12/2014	09/12/2014		09/12/2014	460.52
15853 - Carson City Landfill	10158984	228079	Paid by Check # 624764		08/28/2014	09/12/2014	09/12/2014		09/12/2014	443.70
15853 - Carson City Landfill	10159273	228079	Paid by Check # 624764		08/29/2014	09/12/2014	09/12/2014		09/12/2014	370.62
15853 - Carson City Landfill	10159275	228079	Paid by Check # 624764		08/29/2014	09/12/2014	09/12/2014		09/12/2014	390.34
9016 - Douglas Disposal Inc	40990612 8/14	40990612	Paid by Check # 625011		09/01/2014	09/19/2014	09/19/2014		09/19/2014	3,122.07
Account 520.200 - Training & Education								Invoice Transactions 40		\$20,959.97
12997 - Do Co Procurement Program	8-14 DALLAIRE	GVILLE	Paid by Check # 625006		08/27/2014	09/19/2014	09/19/2014		09/19/2014	575.00
Account 532.003 - Gas & Oil								Invoice Transactions 1		\$575.00
3814 - Flyers Energy LLC	CFS0866967	8308	Paid by Check # 624548		08/15/2014	09/05/2014	09/05/2014		09/05/2014	1,679.81
3814 - Flyers Energy LLC	CFS0874261	8308	Paid by Check # 625026		08/31/2014	09/19/2014	09/19/2014		09/19/2014	1,501.20
Account 532.028 - Uniforms								Invoice Transactions 2		\$3,181.01
5785 - AlSCO Inc	LEN951339	000330	Paid by Check # 624462		08/05/2014	09/05/2014	09/05/2014		09/05/2014	4.39
5785 - AlSCO Inc	LEN954087	000330	Paid by Check # 624462		08/12/2014	09/05/2014	09/05/2014		09/05/2014	15.00
5785 - AlSCO Inc	LEN953535	000330	Paid by Check # 624462		08/12/2014	09/05/2014	09/05/2014		09/05/2014	4.39
5785 - AlSCO Inc	LEN955760	000330	Paid by Check # 624462		08/19/2014	09/05/2014	09/05/2014		09/05/2014	4.39
5785 - AlSCO Inc	LEN957923	000330	Paid by Check # 624462		08/26/2014	09/05/2014	09/05/2014		09/05/2014	4.39
10314 - Work World Inc	109-103	GVILLE	Paid by Check # 624702		08/09/2014	09/05/2014	09/05/2014		09/05/2014	77.46
27069 - Thompson Steven C	9-14 PANTS	REIMBURSEMENT/GVI LLE	Paid by Check # 624934		08/23/2014	09/12/2014	09/12/2014		09/12/2014	10.66
Account 532.028 - Uniforms Totals								Invoice Transactions 7		\$120.68



Accounts Payable by G/L Distribution Report

G/L Date Range 09/01/14 - 09/30/14

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 611 - Gardnerville Health & San Department 925 - Health & Sanitation Account 533.800 - Office Supplies										
4656 - Silver State Industries	010622800	G'VILLE	Paid by Check # 624914		08/28/2014	09/12/2014	09/12/2014		09/12/2014	91.30
6089 - A-#1 Chemical Inc	5157078	296958	Paid by Check # 624959		09/02/2014	09/19/2014	09/19/2014		09/19/2014	36.10
12997 - Do Co Procurement Program	8-14 DALLAIRE	G'VILLE	Paid by Check # 625006		08/27/2014	09/19/2014	09/19/2014		09/19/2014	58.00
12997 - Do Co Procurement Program	8-14 LA COST	G'VILLE	Paid by Check # 625006		08/27/2014	09/19/2014	09/19/2014		09/19/2014	52.14
12997 - Do Co Procurement Program	8-14 LOUTHAN	G'VILLE	Paid by Check # 625006		08/27/2014	09/19/2014	09/19/2014		09/19/2014	103.46
12997 - Do Co Procurement Program	8-14 NICHOLSON	G'VILLE	Paid by Check # 625006		08/27/2014	09/19/2014	09/19/2014		09/19/2014	62.50
Account 533.806 - Software				Account 533.800 - Office Supplies Totals			Invoice Transactions 6			\$403.50
7185 - SHI International Corp	B02381879	1031693	Paid by Check # 624661		08/18/2014	09/05/2014	09/05/2014		09/05/2014	131.00
16648 - E Squared C Inc	41010	G'VILLE	Paid by Check # 625014		09/01/2014	09/19/2014	09/19/2014		09/19/2014	37.50
Account 533.806 - Software Totals				Account 533.806 - Software Totals			Invoice Transactions 2			\$168.50
Department 925 - Health & Sanitation Totals				Department 925 - Health & Sanitation Totals			Invoice Transactions 93			\$31,473.11
Fund 611 - Gardnerville Health & San Totals				Fund 611 - Gardnerville Health & San Totals			Invoice Transactions 93			\$31,473.11
Grand Totals				Grand Totals			Invoice Transactions 212			\$69,122.22

* = Prior Fiscal Year Activity

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Gardnerville Town Board

AGENDA ACTION SHEET



1. **For Possible Action:** Approve contract for Major Drilling Environmental in the amount of \$16,622.00 for testing of soil at Gardnerville Station.
2. **Recommended Motion:** Approve contract for Major Drilling Environmental in the amount of \$16,622.00.
Funds Available: ☐ Yes ☒ N/A

3. **Department:** Administration

Prepared by: Tom Dallaire

4. **Meeting Date:** October 7, 2014 **Time Requested:** N/A

5. **Agenda:** ☒ Consent ☐ Administrative

Background Information: This will go along with the work McGinley and Associates have been able to get approved through NDEP, which has finally approved the work plan and then the work plan budget. The town hiring this subcontractor will save \$2,493.30 (15%) in addition to the subcontractor fees per McGinley and Associates contract, if the Town contracts with the drilling company directly.

This contract is for performing the drilling operations of the below ground investigation, soil testing and sample wells identified in the NDEP approved work plan located at Gardnerville Station. This effort will be reimbursed by the Petroleum Fund because this work is associated with the heating oil spill that was identified when the tanks were removed last year.

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

7. **Board Action:**

☐ Approved ☐ Approved with Modifications
☐ Denied ☐ Continued

CONTRACT FOR SERVICES OF INDEPENDENT CONTRACTOR

A Contract between
Town of Gardnerville
and

Major Drilling Environmental

Whereas, Town of Gardnerville ("Town" or "Town of Gardnerville") is a political subdivision of the State of Nevada, from time to time requires the services of independent contractors; and

Whereas, it is deemed that the professional services of Major Drilling Environmental ("Contractor") herein specified are both necessary and desirable and in the best interests of the Town of Gardnerville; and

NOW, THEREFORE, in consideration of the agreements herein made, the parties mutually agree as follows:

1. Effective Date and Term of Contractor. This contract shall not become effective until and unless approved by the Town Board of Gardnerville or the Town Manager, whichever is required.

2. Independent Contractor Status. The parties agree that Contractor shall have the status of an independent contractor and that this contract, by explicit agreement of the parties, incorporates and applies to the provisions of NRS 284.173, as necessarily adapted, to the parties, including that Contractor is not a Town/County employee and that

There shall be no:

- (1) Withholding of income taxes by the Town/County;
- (2) Industrial insurance coverage provided by the Town/County;
- (3) Participation in group insurance plans which may be available to employees of the Town/County;
- (4) Participation or contributions by either the independent contractor or the Town/County to the public employees' retirement system;
- (5) Accumulation of vacation leave or sick leave;
- (6) Unemployment compensation coverage provided by the Town/County if the requirements of NRS 612.085 for independent contractors are met.

3. Industrial Insurance. A. Unless the Contractor complies with (B) below, Contractor further agrees, as a precondition to the performance of any work under this contract and as a precondition to any obligation of the Town/County to make any payment under this contract, to provide the Town/County with a work certificate and/or a certificate issued by a qualified insurer in accordance with NRS 616B.627. Contractor also agrees, prior to commencing any work under the contract, to complete and to provide the following written request to the insurer:

Major Drilling Environmental has entered into a contract with Town of Gardnerville to perform work and requests that the State Industrial Insurance

System provide to the Town of Gardnerville/Douglas County 1) a certificate of coverage issued pursuant to NRS 616B.627 and 2) notice of any lapses in coverage or nonpayment of coverage that the Contractor is required to maintain. The certificate and notice should be mailed to:

Town of Gardnerville
1407 Hwy 395 N
Gardnerville, Nevada 89410

Contractor agrees to maintain required workers compensation coverage throughout the entire term of the contract. If Contractor does not maintain coverage throughout the entire term of the contract, Contractor agrees that the Town of Gardnerville may, at any time the coverage is not maintained by Contractor, order the Contractor to stop work, suspend the contract, or terminate the contract. For each six month period this contract is in effect, Contractor agrees, prior to the expiration of the six month period, to provide another written request to the insurer for the provision of a certificate and notice of lapse in or nonpayment of coverage. If Contractor does not make the request or does not provide the certificate before the expiration of the six month period, Contractor agrees that the Town of Gardnerville may order the Contractor to stop work, suspend the contract, or terminate the contract.

B. Contractor may, in lieu of furnishing a certificate of an insurer, provide an affidavit indicating that he/she is a sole proprietor and that:

1. In accordance with the provision of NRS 616B.659, has not elected to be included within the terms, conditions and provisions of chapters 616A to 616D, inclusive, of NRS; and
2. Is otherwise in compliance with those terms, conditions and provisions.

4. Services to be Performed. The parties agree that the professional services to be performed are as follows: (See attached Exhibit 'A')

5. Payment For Services. Contractor agrees to provide the professional services set forth in Exhibit "A" **at a cost not to exceed \$16,622.00.** In addition, the Town Does Not Agree to reimburse Contractor for Travel expenses and per diem allowances. Unless Contractor has received a written exemption from the Town, Contractor shall submit monthly requests for payment for services performed under the agreement. Requests for payment by Contractor may only be made for reimbursement of actual cash disbursed. Requests for payment shall be submitted no later than fifteen (15) days after the end of a month and must include a detailed summary of the expenditures reported in a form that supports the approved budget.

6. Termination of Contract. This contract may be revoked without cause by either party after the first year, provided that a revocation shall not be effective until 15 days after a party has served written notice upon the other party.

7. Nonappropriation. All payments under this contract are contingent upon the availability to the Town of the necessary funds. In accordance with NRS 354.626 and any other applicable provision of law, the financial obligations under this contract between the parties shall

not exceed those monies appropriated and approved by the Town for this contract for the then current fiscal year under the Local Government Budget Act. This contract shall terminate and the Town's obligations under it shall be extinguished if the Town fails to appropriate monies.

Nothing in this contract shall be construed to provide Contractor with a right of payment over any other entity. Any funds obligated by the Town under this contract that are not paid to Contractor shall automatically revert to the Town's discretionary control upon the completion, termination, or cancellation of the agreement. The Town shall not have any obligation to re-award or to provide, in any manner, the unexpended funds to Contractor. Contractor shall have no claim of any sort to the unexpended funds.

8. Construction of Contract. This contract shall be construed and interpreted according to the laws of the State of Nevada with jurisdiction and venue proper in the Ninth Judicial District Court for the State of Nevada, in and for the County of Douglas.

9. Compliance with Applicable Laws. Contractor shall fully and completely comply with all applicable local, state and federal laws, regulations, orders, or requirements of any sort in carrying out the obligations of this contract, including, but not limited to, all federal, state and local accounting procedures and requirements and all immigration and naturalization laws.

10. Assignment. Contractor shall neither assign, transfer nor delegate any rights, obligations or duties under this contract without the prior written consent of the Town.

11. Town Inspection. The books, records, documents and accounting procedures and practices of Contractor related to this contract shall be subject to inspection, examination and audit by the Town, including, but not limited to, the contracting agency, the Town Manager, the County Manager, the District Attorney, and if applicable, the Comptroller General of the United States, or any authorized representative of those entities.

12. Disposition of Contract Materials. Any books, reports, studies, photographs, negatives or other documents, data, drawings or other materials prepared by or supplied to Contractor in the performance of its obligations under this contract shall be the exclusive property of the Town and all such materials shall be remitted and delivered, at Contractor's expense, by Contractor to the Town upon completion, termination or cancellation of this contract. Alternatively, if the Town provides its written approval to Contractor, any books, reports, studies, photographs, negatives or other documents, data, drawings or other materials prepared by or supplied to Contractor in the performance of its obligations and all other pending matters are closed. If, at any time during the retention period, the Town, in writing, requests any or all of the materials, then Contractor shall promptly remit and deliver the materials, at Contractor's expense, to the Town, unless the Town has requested remittance and delivery by Contractor of the items. Contractor shall not use, willingly allow or cause to have such materials used for any purpose other than the performance of Contractor's obligations under this contract without the prior written consent of the Town.

13. Public Records Law. Contractor expressly agrees that all documents ever submitted, filed, or deposited with the Town by Contractor unless designated as confidential by a specific statute of the State of Nevada, shall be treated as public records pursuant to Nev. Rev. Stat. ch. 239 and shall be available for inspection and copying by any person, as defined in Nev.

Rev. Stat. ch. 239, or any governmental entity. Contractor expressly and indefinitely waives all of its rights to bring, including but not limited to, by way complaint, interpleader, intervention, or any third party practice, any claims, demands, suits, actions, judgments, or executions, for damages or any other relief, in any administrative or judicial forum, against the Town or any of its officers or employees, in either their official or individual capacity, for violations of or infringement of the copyright laws of the United States or of any other nation.

14. Indemnification. User agrees to release, indemnify, defend and hold harmless Town for, from and against any and all losses, damages, claims, demands, actions, costs and expenses (including without limitation court costs and attorneys' fees)(collectively "losses")(a) caused by or arising from, in whole or in part, any act or omission of use, or (b) any breach by user of this agreement, or (c) for person injury to or death of user's employees, agents, or contractors occurring while such person is performing services pursuant to the contract for services of independent contractor. The foregoing release and indemnity shall apply regardless of any negligence or strict liability of Town except to the extent the loss is caused by the gross negligence or willful misconduct of Town.

15. Modification of Contract. This contract constitutes the entire contract between the parties and may only be modified by a written amendment signed by the parties and approved by the Gardnerville Town Board.

IN WITNESS WHEREOF, the parties hereto have caused this contract to be signed and intend to be legally bound thereby.

Major Drilling Environmental Date

Tom Dallaire, P.E. Date
Town Manager
Town of Gardnerville



McGinley & Associates

McGinley & Associates
815 Maestro Drive
Reno, NV 89511

TEL: 775.829.2245
FAX: 775.829.2213

TRANSMITTAL

TO:	Major Drilling	PAGES:	3
ATTN:	Jon Tedrick		
E-MAIL:	Jon.tedrick@majordrilling.com	DATE:	7/30/14
FROM:	Justin Fike	PROJECT:	LVTGV003
SUBJECT:	1395 US HWY 395 North, Gardnerville, NV		

URGENT - PLEASE DELIVER IMMEDIATELY PLEASE: ☐ REVIEW ☐ COMMENT ☒ REPLY

Jon,

Please provide me with a bid for the following at the subject site. Lithology is likely alluvium with cobbles. Any concrete coring required will be conducted prior to drilling.

1. Advance two soil borings

- Advance two vertical soil borings using limited access resonant sonic drilling equipment.
- Two borings will be advanced to approximately 17 feet (one foot below groundwater table).
- Drill cuttings will be placed in 55-gallon steel drums provided by driller.
- De-contaminated casing/down hole tooling to be used at each boring location.
- Continuous core samples to be collected from each boring.
- Borings to be backfilled with neat cement and finished flush to grade.

2. Install three monitoring wells

- Advance three vertical soil borings using limited access resonant sonic drilling equipment.
- Borings to be advanced to approximately 26 feet bgs (10 feet below groundwater table).
- Drill cuttings to be placed in drums provided by driller;
- De-contaminated casing/down hole tooling to be used at each boring location.
- Continuous core samples to be collected from each boring.
- Complete borings as groundwater monitoring wells. The wells will be constructed of two-inch diameter SCH 40 PVC casing. All casing sections to be threaded. Bottom 15 feet of casing will be factory-slotted (0.02-inch slots) and the remainder blank case. Annular space to be filled with silica sand to two feet above screen, two feet of hydrated bentonite to be placed on top of filter

pack and the remainder of annulus filled with neat cement. **Monitoring wells to be developed using a surge block and bailer/pump following placement of filter pack and prior to placement of bentonite seal.** Extra sand may be required after development to maintain two feet of filter pack above well screen. Development water will be placed in 55-gallon drums provided by driller. Well to be completed in a flush-mounted traffic rated well box with locking well cap.

Bid form is included on Page 3. The **bid must be signed with an original signature** (not electronic or typed). Please include earliest start date and anticipated time to complete work.

BID FORM				
1. ADVANCE TWO SOIL BORINGS				
ITEM	UNIT	UNIT COST	QUANTITY	TOTAL
¹ Advancement of borings	Foot	45	34	1530
2. INSTALL THREE MONITORING WELLS				
ITEM	UNIT	UNIT COST	QUANTITY	TOTAL
² Installation of monitoring wells	Foot	89	78	6942
3. OTHER				
ITEM	UNIT	UNIT COST	QUANTITY	TOTAL
Mobilization/demobilization	LS	7500	1	7500
Drums (EST)	Each	60	10	600
TOTAL				\$ 16,622

Earliest available date to start:

Anticipated time to complete work: 2 DAYS

Notes:

1. Borehole advancement shall include fuel surcharge, per diem/lodging, backfill, equipment decontamination, and surface completion.
2. The installation cost shall include borehole advancement, sampling, well development (assume 1 hour), well construction, fuel surcharge, per diem/lodging, equipment decontamination, and surface completion.



Signature

7-31-14

Date

JON TEDRICK

MAJOR DRILLING ENVIRONMENTAL

2200 S 4000 W

SLE, UT 84120

Gardnerville Town Board

AGENDA ACTION SHEET



1. **For Possible Action:** Approve a town street closure application by Trinity Lutheran Church for Halloween Trunk or Treat on October 31, 2014 from 3:00 p.m. to 8:00 p.m.

2. **Recommended Motion:** Approve
Funds Available: ☐ Yes ☒ N/A

3. **Department:** Administration

Prepared by: Tom Dallaire

4. **Meeting Date:** October 7, 2014 **Time Requested:** N/A

5. **Agenda:** ☒ Consent ☐ Administrative

Background Information: See attached application

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

7. **Board Action:**

☐ Approved ☐ Approved with Modifications
☐ Denied ☐ Continued



10/31/14 3:58pm

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

OCT 01 2014

Date of Application (must be submitted 10 business days prior to event): _____

Organization: Trinity Lutheran Church Corporation: Yes _____ No X
(If a corporation, a copy of the Articles of Incorporation must be attached)

Contact Person: Charlotte Bass email: sierrachass@yahoo.com
Home/Cell Phone: 775-772-2483 Business Phone: 775-782-8153 Fax: _____

Mailing Address: P 1480 Douglas Ave. Gardnerville NV 89410
(If corporation, attach home or business phone and addresses of president, vice-president and secretary)

Requesting: Heritage Park Addition Contact - Holly Nelson - 782-8153
Is request for exclusive use of park: Yes _____ No _____
If Heritage Park but not exclusive use, describe which area of park is being requested: _____

Requesting: Street Closure X Street(s) proposing to be closed: Douglas Ave. directly in front of Church property.
(US Hwy 395, SR75, and streets closed at intersections of US Hwy 395 require NDOT encroachment permit; Waterloo, Toler, Elges, Grant, Stodick, and Muller require County permission)

Requesting: Other Location of Event/Activities (if other than Heritage Park): _____

(Submit letter of property owner's permission if event is to be held on private property)

Name and description of event, concessions, fund-raiser, etc.: Halloween Event - Trunk or Treat - Decorated Car Trunks - Kids get to trick or treat as each car trunk.

Event date(s): Fri. Oct. 31, 2014 Event hours (including set up & tear down): 3 pm - 8 pm

This event is: Non-Profit: X For Profit: _____ Closed to Public: _____ Open to Public: X
(Non-profit organizations must submit IRS 501c letter with application)

If non-profit event, describe who benefits from proceeds of event: No proceeds - No fund raising

Number of patrons, customers, spectators, participants, etc. expected to attend on each day of the event:

250 over the course of 2 hrs.
(Douglas County Outdoor Festival Permit is required if more than 500 attendees expected on any day of event)

Event Insurance Carrier: _____ Phone: _____
(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)

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:

<u>Charlotte Bass</u> <u>[Signature]</u>	<u>Charlotte Bass</u> <u>Holly Nelson</u>	<u>9-23-2014</u> <u>9-23-2014</u>
Signature	Printed Name	Date

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

(Town Office Use Only)

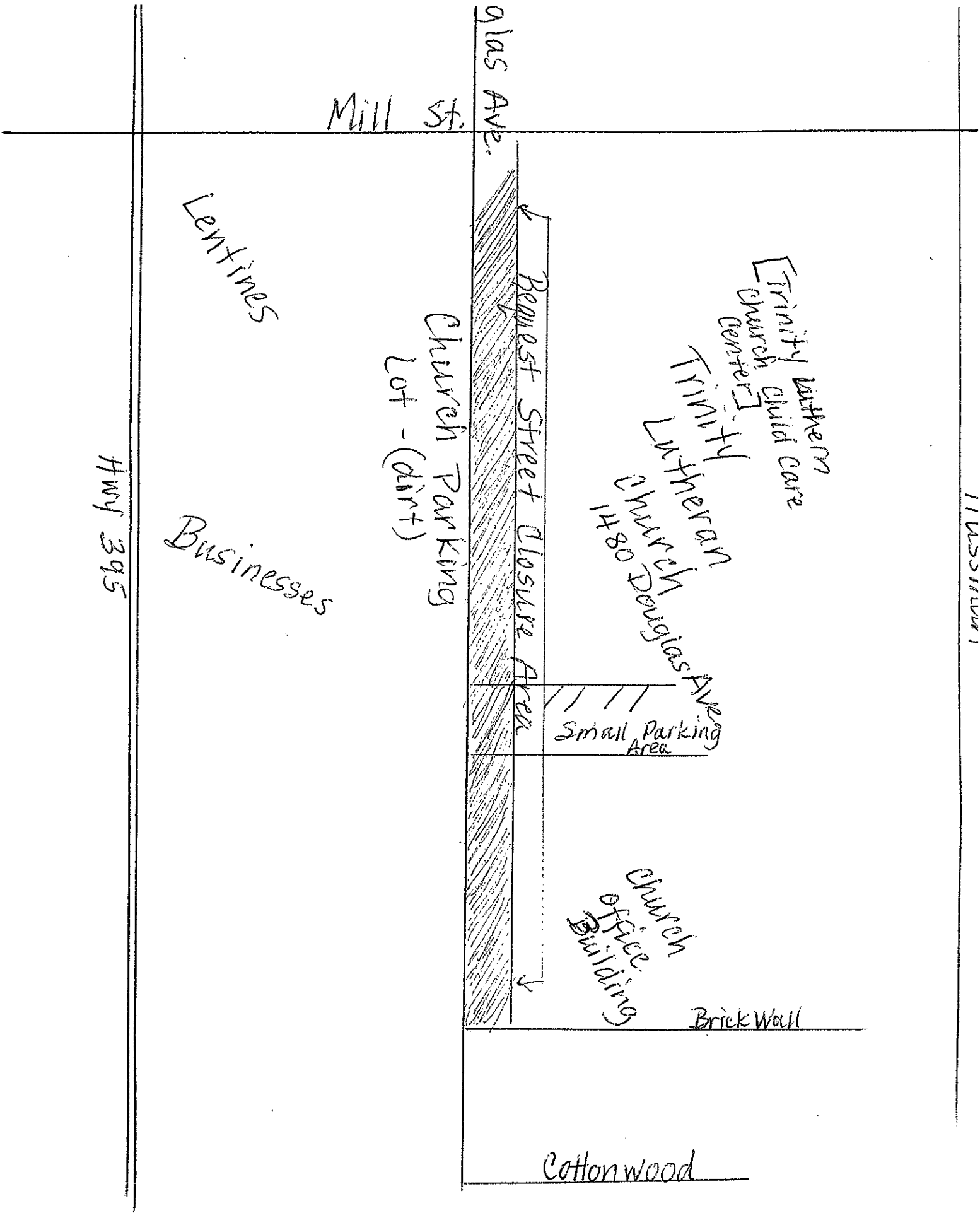
Heritage Park:

Usage \$25/hr (\$300/day max)	Paid \$ _____	Date: _____
Park Deposit \$300	Paid \$ _____	Date: _____
Dumpster \$25/each	Paid \$ _____	Date: _____
Additional Fees/Description	\$ _____	
Deposit Refunded	Paid \$ _____	Date: _____
		Facility Reviewed: _____

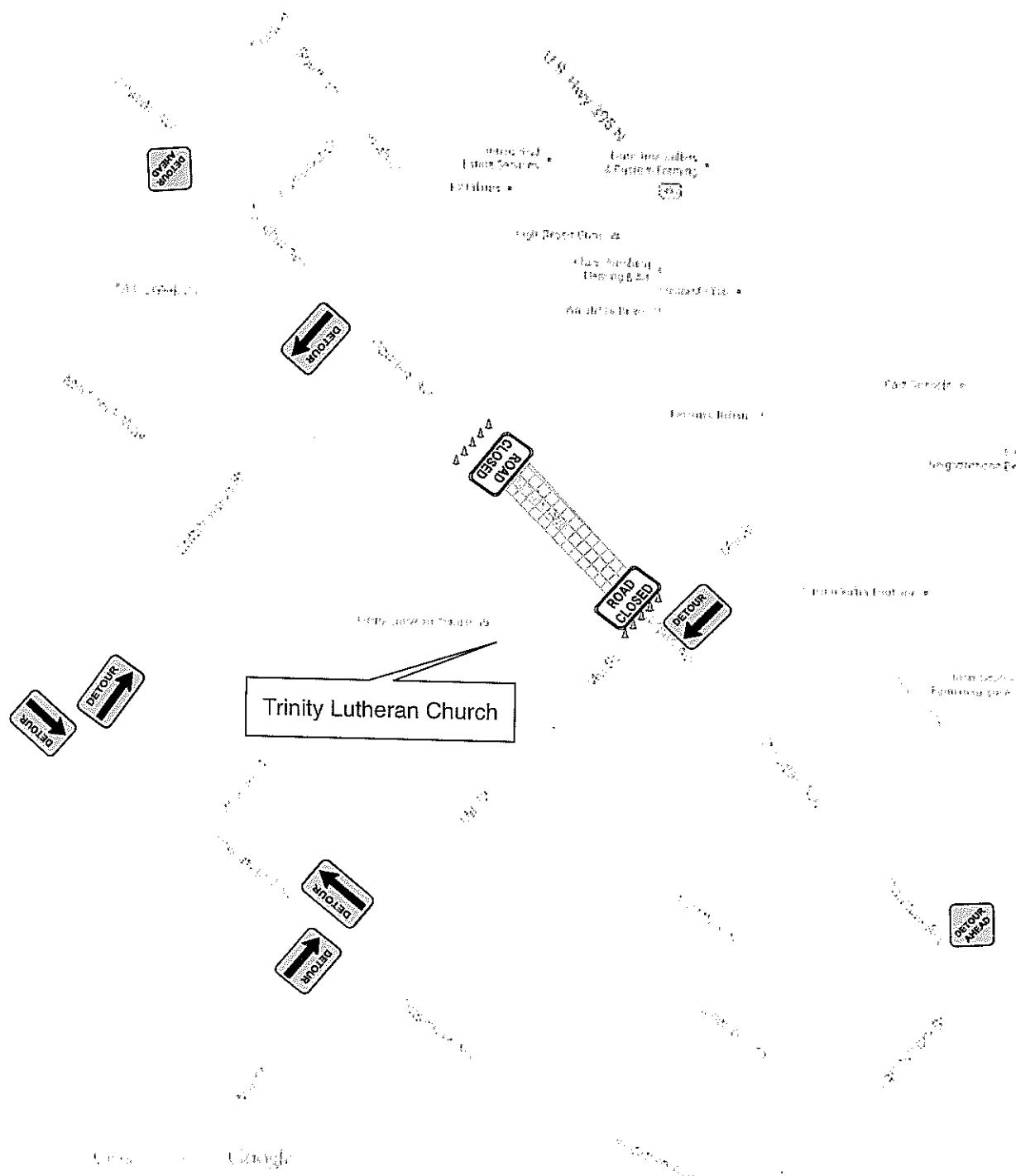
Street Closure:

Application Fee \$100 Paid \$ 100 - Date: 10/1/14

Scheduled for Town Board Agenda: _____	Approved: _____
Scheduled for Douglas County Commissioner Agenda: _____	Approved: _____



TRINITY LUTHERAN CHURCH DOUGLAS STREET CLOSURE



Created: 10/2/2014
Author: GAL



Legend		Manifest	
	Work Area	2 x detour ahead W20-2	
	Cone	3 x detour (L) M4-9	
		3 x detour (R) M4-9	
		2 x R11-2 road closed R11-2	
		10 x Cone	

CERTIFICATE OF LIABILITY INSURANCE

2019年12月12日

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy must be endorsed if SUBROGATION IS WAIVED. See 60115 for the terms and conditions of the policy. Certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

INDEX:

Glenn Daniel Company
9045 S. Hiram Rd., Ste. 100
Houston, TX 77034

• 1997 •

TRIPPLE LETTER FROM CHIEF:

REFERENCES

CONFIDENTIAL - Page 2 of 2

NAME: Shayla Marie Perdomo 75-1520
DOB: 04/04/1984
MVC No. Exp. 1/2014 2014 2014 2014 2014 2014
CLASS: Operator
ADDRESS: 10000

10. 11. 2019

REFERENCES AND NOTES

参考文献

Church & Dwight Chemical Company

05/26/2011

附錄 1 附錄 2

陳夢家

REPORT

RESULTS

INDEX

CONCLUSIONS

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE SIGNATURE OF INSURANCE POLICY BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE AND THE POLICY PRIMO RECEIVED. NO FURTHER INFORMATION OR REQUIREMENT, ITEM OR CONDITION OF ANY KIND OR OF OTHER DOCUMENT WITH RESPECT TO WHICH THE CONTRACT MAY BE MADE OR MAY PERTAIN, THE INSURANCE AGREEMENT BY THE POLICY OF OFFICER HEREIN IS SUBJECT TO ALL THE TERMS, CONDITIONS AND LIMITATIONS OF SUCH POLICY QUOTE (XXXXXXXXXX) BEEN REDUCED BY POLICY CLAIMS.

[illegible]

COPIES FOR THE INFORMATION OF PERSONS: (NAME) 167, ALEXANDER GORDON, University, may be obtained if more than 2 copies are

CERTIFICATE HOLDER & HEREIN NAMED AS ADDITIONAL INSURED INCURRED LOSSES & THIRD OR THIRD PARTY OUTREACH EVENT OCTOBER 31, 2014

CERTIFICATE HOLDER

TOWN OF BARNESVILLE
 MAY 1960
 BARNESVILLE, MD 21010

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF NOTICE WILL BE FURNISHED IN ACCORDANCE WITH THE POLICY PROVISIONS.

DATE RECEIVED: 08/27/2013

5-6

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Gardnerville Town Board

AGENDA ACTION SHEET



1. **For Possible Action:** Discussion to approve Proclamation 2014P-03 recognizing Marcella Oxoby for her contributions to Gardnerville.
2. **Recommended Motion:** Approve Proclamation 2014P-03 recognizing Marcella Oxoby for her contributions to Gardnerville.
Funds Available: ☐ Yes ☒ N/A
3. **Department:** Administration

Prepared by: Tom Dallaire
4. **Meeting Date:** October 7, 2014 **Time Requested:** 10 minutes
5. **Agenda:** ☐ Consent ☒ Administrative

Background Information: See attached proclamation.
6. **Other Agency Review of Action:** ☐ Douglas County ☒ N/A
7. **Board Action:**

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



Proclamation

2014P-03

A PROCLAMATION BY THE GARDNERVILLE TOWN BOARD RECOGNIZING THE CONTRIBUTION OF MARCELLA OXOBY AS A GARDNERVILLE/MAIN STREET RESIDENT FOR 90 YEARS; and

WHEREAS, Marcella Oxoby was born August 31, 1924, and has lived her entire life on Main Street in Gardnerville; and

WHEREAS, Marcella has shared her vast knowledge of Gardnerville with authors and historians. Her ability to recall dates, names and events related to the history of Gardnerville and identifying old photographs has been an asset to the Douglas County Historical Society; and

WHEREAS, Marcella was honored in the 2005 Women's History Remembering Project by the Douglas County Historical Society. In celebrating her historical contribution she was described as a true guardian of Gardnerville's history. Her pride in the Town's history and her willingness to share stories and mementoes preserves this history for all of us.

WHEREAS, Marcella has witnessed the transition of Gardnerville and its Main Street from a dirt road to a four lane highway with traffic signals.

WHEREAS, the community is a better place as a result of Marcella's dedication and commitment. She is truly a living history of the Town of Gardnerville.

NOW, THEREFORE, BE IT RESOLVED AS SET FORTH, that the Gardnerville Town Board herein recognizes Marcella Oxoby for her exceptional contributions and service to the community during her life.

ADOPTED: This 7th day of October, 2014, by the following vote:

GARDNERVILLE TOWN BOARD MEMBERS:

Linda Slater, Chairman

Lloyd Higuera, Vice-Chairman

Mary Wenner

Mike Philips

Ken Miller

ATTEST:

Tom Dallaire

Gardnerville Town Manager/Engineer

Gardnerville Town Board

AGENDA ACTION SHEET



1. **For Possible Action:** Discussion on the Main Street Program Manager's Monthly Report of activities for September 2014.
2. **Recommended Motion: Receive and file**
 - a. **Funds Available:** ☐ Yes ☒ N/A
3. **Department:** Administration
4. **Prepared by:** Paula Lochridge
5. **Meeting Date:** October 7, 2014 **Time Requested:** 5-10 minutes
6. **Agenda:** ☐ Consent ☒ Administrative
7. **Background Information** N/A
8. **Other Agency Review of Action:** ☐ Douglas County ☒ N/A
9. **Board Action:**

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



**Main Street Gardnerville's Report
Gardnerville Town Board Meeting, October 7, 2014**

Here is our report for activities from September 2014:

- Basque Mural project is progressing nicely. Town Board Member, Lloyd Higuera, is also capturing some of the progress on video for us to use to help promote this project at a later date. *See attached photo sheets of the progress.*
- A very productive meeting was held on September 10th to brainstorm how to get a Gardnerville Basque District and Fronton underway. Attendees included: Karen Craig, Creative Cities; AJ Frels, CV Visitors Authority; Lisa Granahan, DC Economic Vitality Manager; Jacques Etchegoyhen & Dominique Etchegoyhen, Legacy Land & Water and Basque Community Representatives; Stephanie Waggoner & Tara Addeo, Design Committee Chairs & MSG Board Members; Geoffrey LaCost, Town Civil Engineer; via phone, Xabier Berrueta (President of the U.S. Pelota Federation) and me. Everyone has assignments and we'll plan another meeting for October to evaluate findings and determine next steps.
- Our 6th Thirsty Third Thursday Wine Walk Season has come to an end. Overall, it seemed to be a very good season. We are scheduling several meetings and will be sending out surveys to both the businesses that participated and the wine walkers that provided us with their email addresses on the registration forms. *See attached brief on participation during the wine walks over the years.*
- Promotions Committee is currently working on two potential events for the winter months and one for the fall months of 2015.
- Design Committee hosted a bench dedication for the Ashley Browder Bench which will soon be installed near Ron Cauley's building. *A photo sheet is included of the dedication.*
- Ron James, a volunteer with the Design Committee's Heritage Park Gardens Sub-Committee, will provide an update of the gardens projects and events.

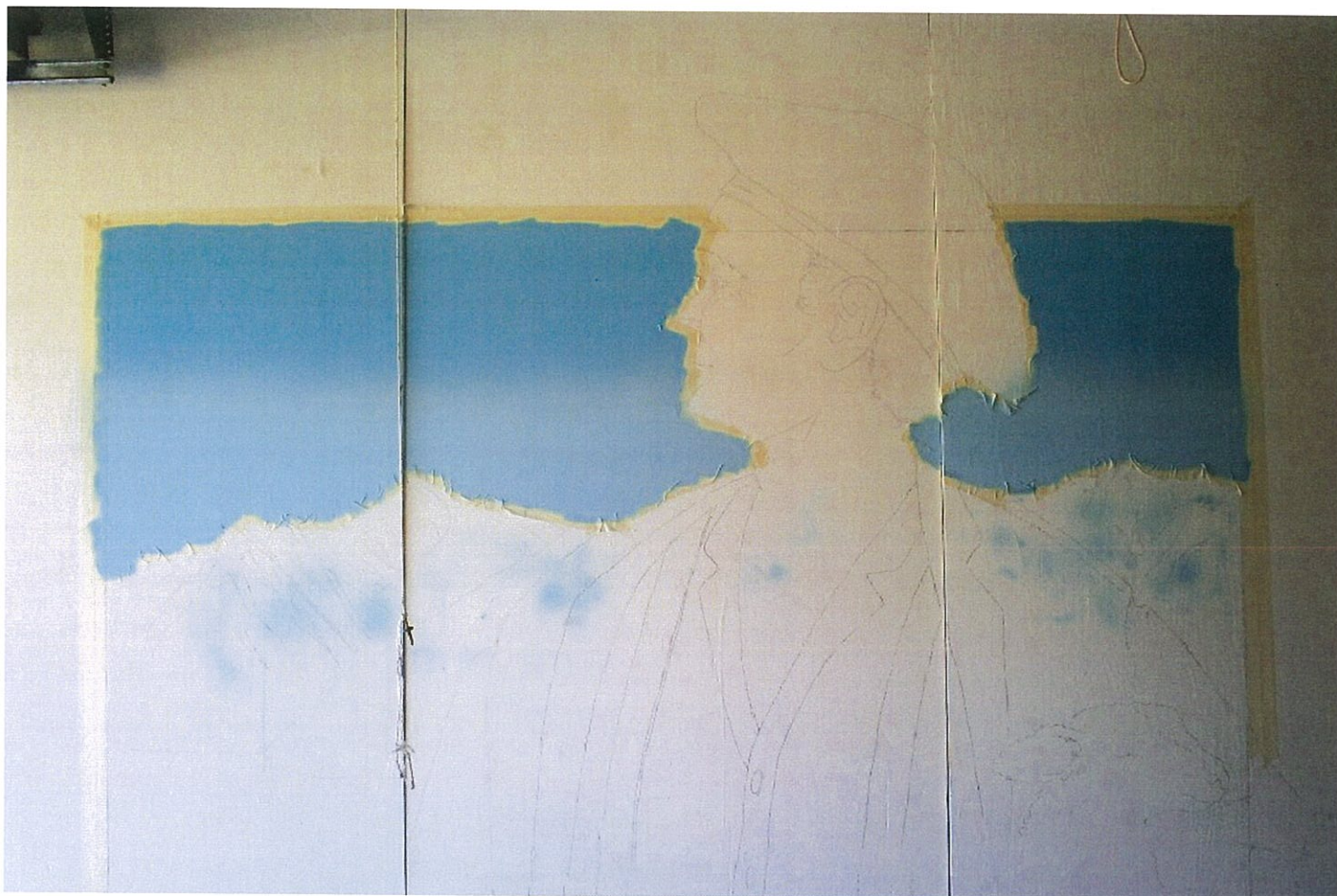
Upcoming events and dates:

- Cash Mob, October 4th at Joyce's Fine Jewelry. For every \$10 spent during the Cash Mob, Joyce's will donate \$3 back to Main Street Gardnerville in support of the Flower Program.
- Monthly Morning Coffee Meeting, Tuesday, October 7th at 8:30 am at Sharkey's Casino
- Volunteer Orientation, Wednesday, October 22nd, 5:30 – 7 pm

I will be out of the office:
October 13th-17th

Thank you for your continued support of our program.

Paula Lochridge
Program Manager, Main Street Gardnerville





7-4





7-6

Wine Walk Tracker

These events held the third Thursday of the month

	Date	Participating Businesses	Wine Walker Count	Comments
2014	September	46	310	Temp of ~80. Heavy smoke near by because of the King Fire in the Sierras... it started moving in and getting bad in our district around 5-5:30 pm. KBUL remote.
	August	46	376	Temp of ~85; clear a little wind. KBUL remote. ALS Ice Bucket Challenge with KBUL DJ & Town Mgr Tom Dallaire.
	July	43	201	Thunderstorms, with flash flood warnings and with a temperature of 80 at the start of the wine walk. Rain lasted until about 6:15 pm then cleared up. Plus the Clear Creek Fire was happening near Costco. The big golf tournament up at the lake. KBUL remote.
	June	43	408	Temperature near 90. Sunny. First day of Reno Rodeo. Governor's BBQ in Reno.
	May	39	336	Temperature: 90 and windy. KBUL remote from 4-6. Outdoor Oakridge Boys Concert at CVI.
Total Walkers			1631	

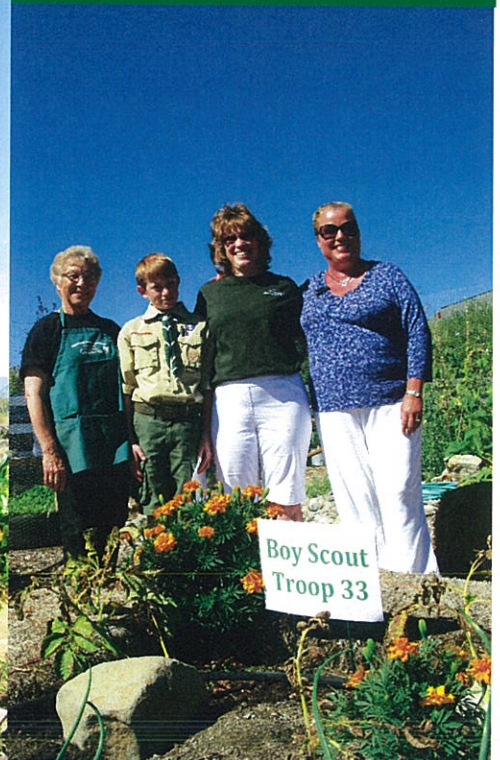
	Date	Participating Businesses	Wine Walker Count	Comments
2013	September	44	318	82 and breezy
	August	43	298	Hot...88 but with a breeze
	July	44	343	HOT... 103 at 5 pm
	June	38	376	70's, slightly windy, first night of rodeo
	May	39	236	Very windy, chilly and light rain with the threat of t-storms
Total Walkers			1571	

	Date	Participating Businesses	Wine Walker Count	Comments
2012	September	40	325	Street Vibrations... lots of bikes.
	August	38	299	Windy with a potential for storms.
	July	36	335	
	June	37	399	
	May	36	349	
	February	30	131	
Total Walkers			1838	
	Date	Participating Businesses	Wine Walker Count	<i>Did not actively track</i>
2011	September	40	406	
	August	40	416	
	July	37	475	
	June	36	340	
	May	37	335	
	February	23	79	
Total Walkers			2051	
	Date	Participating Businesses	Wine Walker Count	<i>Did not actively track</i>
2010	September	31	329	
	August	32	362	
	July	32	339	
	June	33	347	
	May	36	299	
	February	16	182	
Total Walkers			1858	

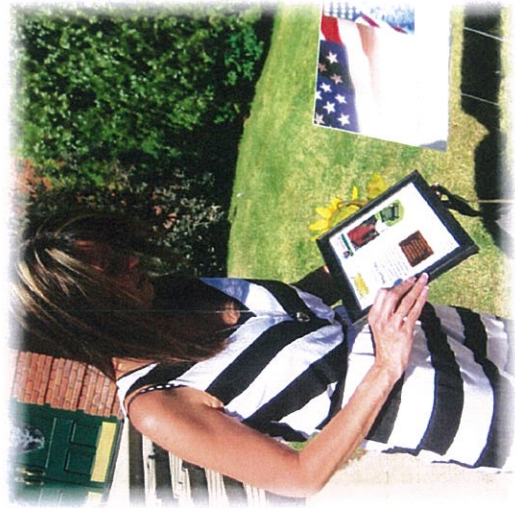
	Date	Participating Businesses	Wine Walker Count	<i>Did not actively track</i>
2009	September	34	500	
	August	37	275	
	July	38	320	
	June	36	350	
	May	29	150	
Total Walkers			1595	



Fall Harvest Festival 2014



Ashley Browder Bench Dedication, September 3, 2014



In Loving Memory of
Ashley Browder
 5-21-91 to 2-10-13
 "The ones who love us,
 never really leave us."
 In support of
 Main Street Gardnerville

Vegetables grown in Heritage Park Gardens in support of DCHS's Farm to Fork Event on September 7, 2014

Mizuna and radishes were grown at Heritage Park Gardens by Main Street Gardnerville volunteers. These items were donated to the Douglas County Historical Society's Farm to Fork Dinner event. Here are some pictures of the vegetables growing, in a box, and when delivered to Larry Rice, the event's chef.



1. WHAT?

Cash Mobs are flash sales • BOOST sales for a business • SUPPORTS locals • a FUN way to get out & become INVOLVED!

2. WHERE?

Joyce's Fine Jewelry

1503 Hwy 395 N, Ste A
Gardnerville

QUESTIONS?

MainStreetGardnerville.org

Info@MainStreetGardnerville.org

775.782.8027



3. WHEN?

Saturday, Oct. 4th
10 am—4:00 pm

4. HOW?

Joyce's has a tremendous selection of seasonal gifts, decorations, home accessories and interior design items in addition to Fine Jewelry.

Check out their Estate Jewelry selection. They also offer free jewelry cleaning and checkups.

They will offer a Cash Mobbing Special on October 4th... have one watch battery replaced and get the second one done free.

Come out & commit to spend \$10-\$20 and support this locally owned business.

The Gardnerville Town Board

AGENDA ACTION SHEET



1. **For Possible Action:** Discussion to approve, approve with modifications or deny a request of Main Street Gardnerville or the Town of Gardnerville to partner with the Carson Valley Visitors Authority on light pole banners within the district.
 - a. Prior to the decision, input will be provided by AJ Frels, Carson Valley Visitors Authority; and a discussion will follow related to design, positioning, amount of time in place during the year, and cost division among the Town, MSG, and the Visitors Authority; with public comment prior to Board action.
2. **Recommended Motion:** Motion to approve placing banners on the decorative light poles within the downtown main street district which will be up from January through June.
Funds Available: ☐ Yes ☒ N/A

3. **Department:** Administration

Prepared by: Tom Dallaire

4. **Meeting Date:** October 7, 2014 **Time Requested:** 20 minutes

5. **Agenda:** ☐ Consent ☒ Administrative

Background Information: The Town Board, at the March 4, 2014 board meeting, approved the 18"x30" banner design developed by the Design Committee, banners would be installed on the power poles within the main street district. Town staff would have to install the banners which would be located on every 3rd pole throughout the district. This would provide something on the every third pole for the months when there is nothing on the light poles.

The Visitors Authority is looking to partner with Main Street and provide some funding for the banner if they can get 1/3 of the banners to advertise Carson Valley events. The Visitors Authority would purchase hardware and banners that advertise Carson Valley events.

The Visitors Authority would like to partner with the Towns of Gardnerville, Genoa and Minden to provide hangers and banners advertising Carson Valley events which meet the Visitors Authority requirements, which tend to be larger events which would increase hotel room occupancy. Visitors Authority wants the banners to be installed year round.

See the Main Street special meeting minutes for more information...

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

7. **Board Action:**

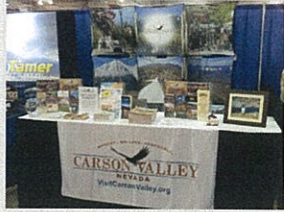
☐ Approved ☐ Approved with Modifications
☐ Denied ☐ Continued





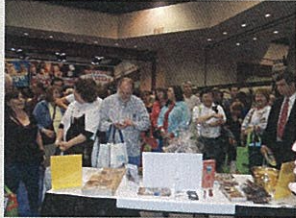


CVVA Promotes the Carson Valley Through Event Shows

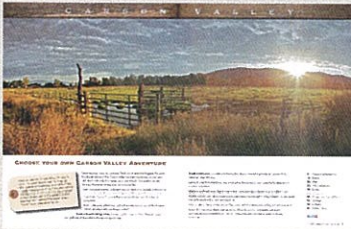
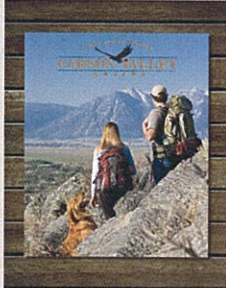


Sacramento Outdoor Sportsmen's Expo

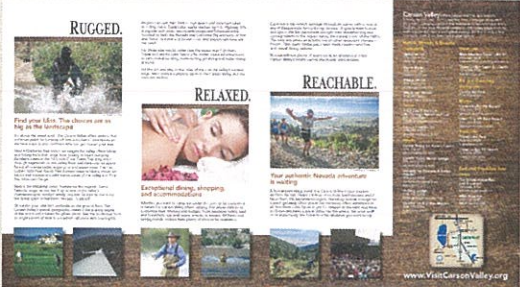
Bay Area Travel and Adventure Show



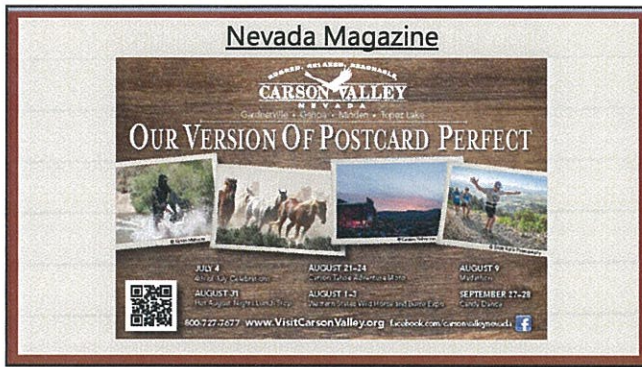
New Carson Valley Visitors Guide Cover

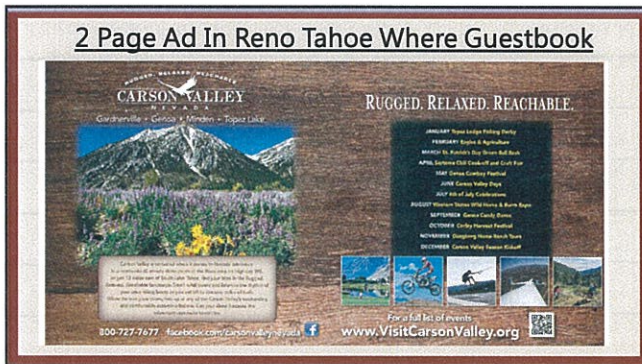


New 4-Panel Rack Card



8-9







8-4

Western States Wild Horse and Burro Expo



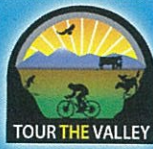
Genoa Peak Madathon



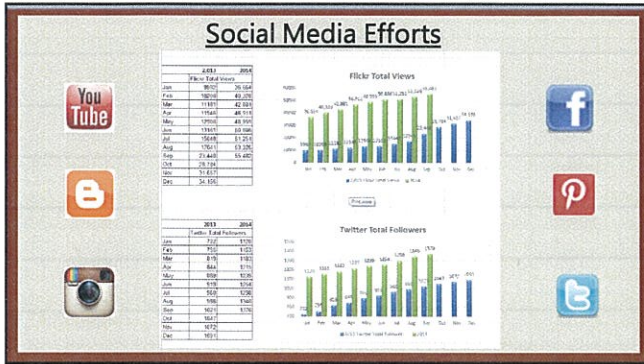
Tour the Carson Valley
Bike Ride
BBQ and Ice
Cream Social

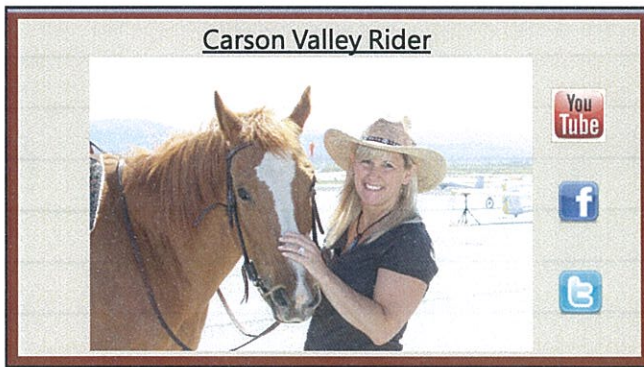


**WELCOME
TO THE
VALLEY!**
VisitCV.org



**BARBECUE &
ICE CREAM
SOCIAL**
Sunday, June 22
BiketheWest.com







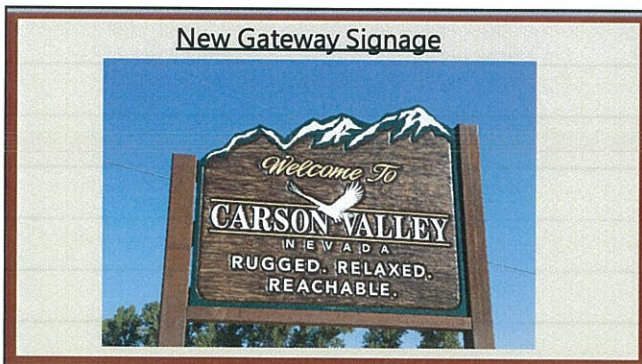
RTT Website with Carson Valley



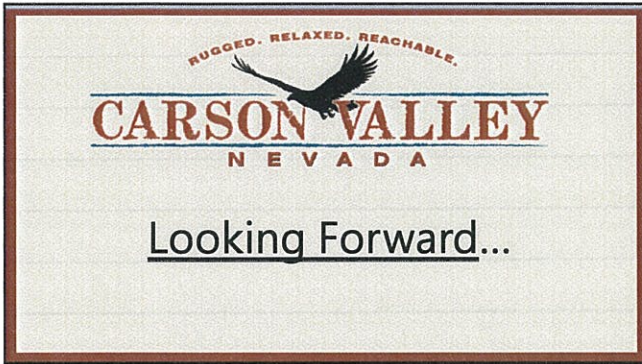
Digital Billboards Hwy 395 & Hwy 50

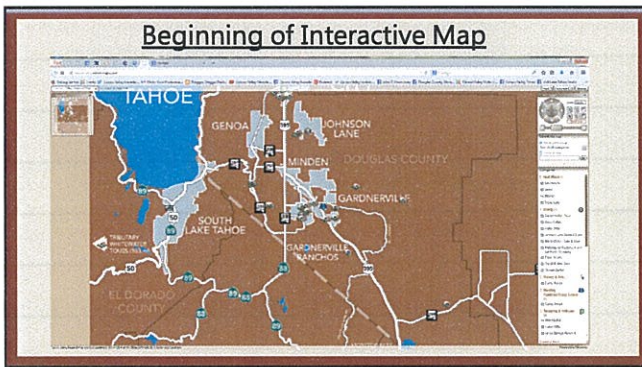


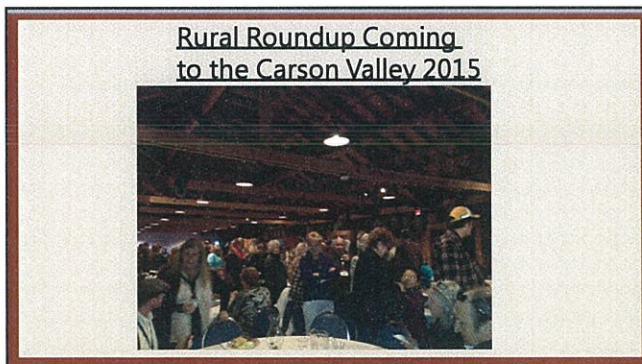
New Gateway Signage



8-7







Banners

1. CVVA monies are used to purchase a third of the total banners posted on Hwy 395 in Gardnerville for valley-wide events.
2. Working with the Banner Committee the CVVA would determine which event information would be posted on the "event banners."
3. Event banners would be placed on Hwy 395.

4. The event and non-event banners are of the same design and style as we display in Minden and Genoa to ensure the valley-wide branding.
5. The Town of Gardnerville will mount the banners at the town's expense.
6. Maintenance of the "event banners" will be decided between the Town of Gardnerville and CVVA on an as needed basis.

Concerns Regarding Lamp Pole Banners Discussed during Special Main Street Gardnerville Meeting on September 11, 2014:

- Size & Style (consistent with those in other towns)
- Color
- Selection of events
- Design of event banners
- Signage clutter
- Safety issue
- Loading/weight concerns on one pole with both a banner and a flower basket
 - Flower baskets should stand alone as Gardnerville has created a great reputation with the baskets

Please see Minutes from this Special Meeting for more detail.



BOARD OF DIRECTORS SPECIAL MEETING
Gardnerville Town Hall
1407 Main Street, Gardnerville, Nevada
September 11, 2014, 2:00 PM

In Attendance: Dorette Caldana, President
Margaret Pross, Vice-President
Norie Jenkins, Treasurer
Suzanne Carreau, Secretary
Stephanie Waggoner

Tara Addeo
Scott Bergan
Ken Miller, Town Board Liaison
Paula Lochridge, Program Manager
Tom Dallaire, Town Manager

Absent: Kenneth Garber

Special Guests: AJ Frels, Carson Valley Visitors Authority-presenter; Linda Dibble, Flower Committee Chair; Jim Woods, Design Committee Member

1. **Call to Order at 2:03 pm and Determination of a Quorum – Dorette Caldana, President** Moment of silence in honor of those victims of 9/11.
2. **For Possible Action:** Discussion to approve, approve with modifications or deny the agenda for today's meeting, with public comment before Board Action. The Main Street Gardnerville Board reserves the right to take items in a different order to accomplish business in the most efficient manner. **Motion to approve with modifications by Ken Miller/Stephanie Waggoner. Unanimously approved.**
3. **Public Comment:**
Comments from the public on any issue within the purview of the Board are welcome. Please try to limit topics to those dealing with downtown issues and try to conclude your presentation within 3 minutes. If your topic needs to be longer, please consider contacting the Main Street Gardnerville staff and ask for the issue to be placed on a future agenda.
4. **For Possible Action:** Discussion to approve, approve with modifications or deny a request of Main Street Gardnerville to partner with the Carson Valley Visitors Authority on light pole banners within the district.
 - a. Prior to the decision, input will be provided by AJ Frels, Carson Valley Visitors Authority; and a discussion will follow related to design, positioning, amount of time in place during the year, and cost division among the Town, MSG, and the Visitors Authority.

AJ Frels gave a brief review of what the CVVA has done the past few years and how it ties in with the proposed banner project. (Please refer to his presentation which has been added to the board packet.)

8-11

CVVA agrees strongly that we have to have uniform banners throughout the Carson Valley. It's the same concept agreed to in the CV Vision... Item #2 and #3.

Posting events on banners increase the likelihood that a visitor may return for an event. Even if they don't attend, the visitor realizes that things are happening here in the valley... in Gardnerville. (Please refer to his one sheet handout which has been added to the board packet.)

Dorette: I have questions and concerns from our last meeting. When looking at what's going on in Genoa, my first question is will those banners be changed and more consistent with the design agreed upon already. AJ: Genoa is willing to do the same design. Dorette: more concerns regarding signage size... signage color... selection of events. AJ: they'll be the same design not necessarily the same color. Color was approved previously by both the town and MSG.

Tom: the town has already approved the design and color. Tom is concerned about the loading on one pole if both a banner and baskets are on the same pole. None of the poles are concreted in. Example was mentioned of the slightly leaning pole by John Scotts. Having both a banner and flowers up at the same time on the same pole could be problematic. Initial plan was that the banners would go up in January and come down when flowers go up... so we thought too that if we were short on the baskets, we could do banners every 3rd pole.

Norie: Asked Tom if staff is paid to put up and take things down off of the poles. Tom: Yes, they are. The flower basket arm could possibly be used to help hang the basket. Tom started talking about the different types of hardware. Possibly could move the plants more to the side which means the banner could be on the other side.

AJ: you asked about the event banners and trying to read the information... there would be one event per banner. Would like a steering committee to work out the final designs. Minden could possibly put up 36 of which the CVVA would have 12 of them. Every 3rd banner would have an event banner.

AJ: We would like them up all year round but realize that it's not feasible in Gardnerville.

Norie: I think it's a wonderful idea... but until we address the signage clutter factor all throughout the town, it may not look inviting. I think it's a great concept but we need to clean up the cluttered signs throughout town.

Suzanne: If banners need to be up all year, we could do less flowers.

Margaret: Perhaps bring this up to the county commissioners regarding the signs issue needing to be cleaned up in order to move forward with banners. It's complaint driven enforcement. You want your advertising to be read, so I see what Norrie's concern is. Other concern, safety issue... already struggling with making the district pedestrian friendly; I don't want drivers to take their focus off the road. Could Minden use the same size banners as us on their cobra poles?

Dorette: Concern regarding item #2 on your handout. Can this be determined in conjunction with MSG and the town? AJ: we will work together to work it out.

Stephanie: You're saying you want to put 10 event banners in the MSG district... We could give up 10 poles for flowers and use those flowers at the park. Signage clutter is causing the main concerns.

AJ: We want banners that promote visitors to the area... overnight stays or just simply a large enough event that brings people from all around to event.

Stephanie: What events do you think are worthy of making it on the event banners? AJ: Events such as Splash Dogs, Movies in the Park, Thirsty Third Thursdays, Concerts in the Park; Car Shows, Christmas Kickoff, Parade of Lights. Stephanie: Will there be criteria? AJ: Yes, the CVVA would have criteria and take the hit not the town.

Scott: How long is the term of the program? AJ: Indefinite with this type of investment.

AJ: as people drive through the generic banners are nice but not a call to action.

Tara: Addressing the signage clutter and the banners are two separate issues so they need to be addressed separately.

Linda: First personally, I've been involved with the flower program from the beginning and originally, the discussion of the banners were that they would go up when the flower baskets would come down. My personal opinion is it's too much clutter to have them both on the same pole. We receive comments and compliments every year praising the basket program. I don't want to jeopardize it. It's brought attention to Gardnerville. The other is I want to make it known that the majority of the flower committee agrees and does not want to see them cluttered with the flowers.

Margaret: The effect of the advertisement would have more power and presence if it weren't there all year round. But to the routine visitors they wouldn't notice once they've been up for a long period of time. They would need to only go up when the flowers come down.

Dorette: We as a MSG program and a town are attached to our basket program. As a member of the MSG board, I would be in favor of the banner program as long as they're not up with the flowers.

Dorette: Recommend this amendment: we are in favor of the banners as long as they are not up when the flowers are up.

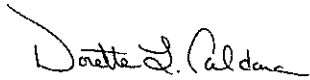
Paula: Reminder that the MSG board and GTB have already approved the generic design and color.

Norie: Will the banners be two sided? AJ and Tom: yes.

Motion to approve with request to MSG to partner with the CVVA on banners within the district
Motion to approve with modifications by Dorette Caldana/Tara Addeo. Unanimously approved.

Adjournment at 2:58 pm. Motioned by Margaret Pross/Stephanie Waggoner.

Respectfully Submitted



Dorette Caldana, President

(Signed electronically)



Suzanne Carreau, Secretary

Next meeting: September 16, 2014

Gardnerville Town Board

AGENDA ACTION SHEET



1. **For Possible Action:** Discussion and possible action to approve, approve with modifications, or deny expansion of the scope of the banner project in partnership with the Carson Valley Visitors Authority on light pole banners located in areas south of the Downtown Main Street District to Grant Ave or Riverview Drive; with public comment prior to Board action.
2. **Recommended Motion:** Motion to direct staff to work with the Visitor's Authority, Main Street, and the Towns of Minden and Genoa to develop a common banner design, pursue gaining NV Energy approval with Minden to provide a common banner at the south end of Gardnerville.

Funds Available: ☐ Yes ☒ N/A

3. **Department:** Administration

Prepared by: Tom Dallaire

4. **Meeting Date:** October 7, 2014 **Time Requested:** 20 minutes

5. **Agenda:** ☐ Consent ☒ Administrative

Background Information: Main Street Board does not want to have banners installed on the light poles along with the hanging flower basket. The banners will need to come down along the Main Street district when the flowers go up.

The Town of Gardnerville can and has had banners on the large cobra head lights south of Waterloo Lane. These could be re-hung to match the banners Minden and the Visitor's Authority are working toward installing. Staff needs direction from the board as to if this is a worthy project to be working on and one the board can support.

Continued on next page

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

7. **Board Action:**

☐ Approved ☐ Approved with Modifications
☐ Denied ☐ Continued

Background Information Continued.

Minden is working on setting up a meeting with NV Energy to discuss the requirements to see if they will allow the banners to be installed on the cobra head poles. We also have the decorative poles along the Waterloo Center on Highway 395, and decorative poles at Heritage Park, or along Gilman to Chichester where we can add banners from January to November.

Pros of this proposal:

Installing the banners would be an effort to build a strong sense of community. Having banners on Highway 395 in Minden and not in Gardnerville will appear odd and disjointed. The program would build unity within the community.

Cons for this proposal:

The amount of time utilized by Town staff to do the initial install of the mounting hardware and banner, install the banners, monitor the banner condition, remove and replace the banners once the banners deteriorate, update event banners as requested by the Visitors Authority.

More work generated which will take away from work we currently cannot perform within the town now due to thinning our manpower and resources of the field staff.



Shop
Dine
Relax
Enjoy

MAIN STREET
Gardnerville

RUGGED. RELAXED. REACHABLE.



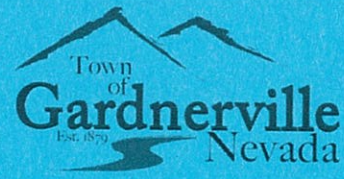
CARSON VALLEY
NEVADA



9-4

Gardnerville Town Board

AGENDA ACTION SHEET



1. **For Possible Action:** Discussion on a request by the Record Courier to become a sponsor for the "Newspapers in Education" program; with public comment prior to Board action.

2. **Recommended Motion:** Based on Board discussion.

Funds Available: ☒ Yes ☐ N/A

3. **Department:** Administration

Prepared by: Tom Dallaire

4. **Meeting Date:** October 7, 2014 **Time Requested:** 5 minutes

5. **Agenda:** ☐ Consent ☒ Administrative

Background Information: See attached information.

The Record Courier asked the town to donate to this cause to help local students who are in need of obtaining current events required for school assignments.

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

7. **Board Action:**

☐ Approved ☐ Approved with Modifications
☐ Denied ☐ Continued

The following information was taken from the web

How Do Students Benefit From Newspapers in the Classroom?

Does the newspaper help students learn? The Newspaper Association of America Foundation has conducted the latest research at the national level. Several decades of education and readership research have provided the following general conclusions:

- Students who use the newspaper in school read more sections of the newspaper and show significantly greater interest in local government, neighborhood events, current issues and foreign affairs.
- Children who frequently read newspapers are more likely than nonreaders to be reading other things in daily life.
- Students who use the newspaper in school have less trouble reading it, have more positive attitudes toward it and are more likely to read it on their own.
- People who read newspapers regularly are more likely to be active voters.
- In a three-year study of NIE in Volusia County, Florida, students in NIE groups showed significantly superior gains in spelling and vocabulary in their classes than did nonreaders.
- In a six-week reading improvement program for 13-year-old elementary school students whose reading performance was at second-, third-, or fourth-grade levels, the performance of two-thirds of the 743 students went up more than a grade level. Ten students gained two years and two children gained more than three years. The results were attributed to using newspapers and magazines.
- Research by Dr. Dan Sullivan of the University of Minnesota examined programs in 22 cities across the country. The study compared test scores of students who had used the newspaper in class with those who had not. In all 22 cases, those student who used the newspaper scored better on standardized reading test than did those who did not. Minority students and those who were not native English speakers showed the greatest achievement. (2002, NAA Foundation.)

TOP 10 REASONS TO USE NEWSPAPERS IN THE CLASSROOM

10. It is an influential and integral part of our society. Freedom of the press is guaranteed under the Constitution.
9. Newspapers are more timely than textbooks. They are updated daily and keep students informed on current events.
8. Newspaper news stories are models of clear and concise writing; the newspaper also contains many different types of writing models: narrative, persuasive, expository. Newspaper stories are also written for various reading levels.
7. With the electronic newspaper, select pages can be printed and then marked, cut, pasted and colored — which makes it useful for young children even before they learn how to read. It's active, not passive, learning.
6. The newspaper is such a vast store of information. It contains something for everyone: science as it happens, real math problems, sequencing using comic strips. The list could go on and on.

5. Newspapers bridge the gap between the classroom and the “real” world. Students learn life skills, make career decisions, and become more motivated to learn by using the newspaper in the classroom.
4. Newspapers can stand alone as teaching tools — or be used as supplements to other instructional materials, such as the Internet.
3. The advantages of using the newspaper in the classroom is well-documented by research. (A compilation of this research is available in "The Newspaper: A Reference Book for Teachers and Librarians," by Dr. Edward F. DeRoche, 1991.)
2. Newspapers In Education programs have a wealth of additional services to offer teachers such as in-service workshops (at a nominal fee), advisory boards, free newspaper-based curriculum materials on every subject under the sun.
1. Participation in NIE is FREE to educators!

OTHER BENEFITS

For Schools:

- Sharpens thinking skills.
- Increases student’s interest and motivation by providing study materials relevant to their lives.
- Prepares students for active citizenship in their democracy.
- Heightens teachers’ interest in new teaching techniques.
- Involves schools in the lives of the communities they serve.
- Improves relations with student’s families.
- Responds to the needs of local businesses as future employers.
- Helps prepare students for state and national standardized tests.

For The Community:

- Enhances the quality of citizen participation in schools and local government through better mutual understanding among journalists, educators, students and parents.
- Transforms students into interested, active citizens.
- Recognizes newspapers as the main source of continuing education for members of the community once they are no longer in the classroom.

The Record-Courier

NEWSPAPERS IN EDUCATION PROGRAM
(800)898-7075

FACSIMILE TRANSMITTAL SHEET

TO: **TOM DALLAIRE**

FROM: SOFIA THAMES

COMPANY: TOWN OF GARDNERVILLE

DATE: 08/19

FAX NUMBER: 775-782-7135

NUMBER OF PAGES:
+ cover

PHONE NUMBER: 775-782-7134

SENDER'S PHONE NUMBER:
800-898-7075

RE:
Annual Partners In Education Drive

SENDER'S FAX NUMBER:
866-553-9030

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS:

Hello Tom,

Thank you for interest in our sponsorship program, *Newspapers In Education*, which allows *students and teachers grades K-12* to receive free newspapers as a valuable teaching tool in the classrooms.

The attached information explains the sponsorship levels and corresponding recognition.

The program benefits the business with important recognition in our "NIE Thank You Ad" as well as the numerous teachers and students who participate in the program.

Your sponsorship would create informed citizens, improve critical reading and writing skills and offer a great tool which goes beyond the textbooks. Students are left with a valuable tool that will allow them to continue their education for a life-time.

We offer a half-year sponsorship for \$150 which offers recognition (listing) once a month for six months and provides 1200 newspapers to the students.

The Record-Courier

Dear Partner in Education,

Thank you for your interest in The Record Courier's Newspapers in Education program. This important program benefits our community's students by providing an innovative and interesting way of learning. Teachers use the newspaper to teach a variety of subjects including reading, math, science, writing and geography.

Your contribution will provide the following benefits:

For the schools:

- Each student in your sponsored classroom will receive a personal copy of the newspaper.
- The students learn from an up-to-date real world source.
- Hard-working teachers receive lesson plans and other valuable teaching tools.

For the sponsors:

- Your donation is an easy and effective way to contribute to the youth of our community.
- Your generosity will be recognized in a 'Thank You' advertisement in the newspaper each month.

We need your help today to make this opportunity available to every school in our community. I have included more information about the program on the following page. Every sponsor makes a real difference, and I hope you will become our 'Partner in Education'.

Sincerely,

Sofia Thames
Newspapers in Education
800-898-7075

The Record-Courier

☐ **YES!** I want to help the students and teachers of our community by providing them with the most up-to-date text book available, the newspaper!
(Please check appropriate box)

☐ **Gold Level Sponsor** (\$1,000 contribution). As a Gold Level sponsor you will join an elite group of businesses as one of the largest supporters of education in the community. Your contribution will provide over 8,000 newspapers to area classrooms over the next year. In addition, your business will be recognized in the following advertisement:

* 12 months of recognition in our special NIE "Thank You" ad. (Large Logo)

☐ **Silver Level Sponsor** (\$500 contribution). As a Silver Level sponsor your contribution will provide 2,400 newspapers to area classrooms over the next year. Your business will be recognized in the following advertisement:

* 12 months of recognition in our special NIE "Thank You" ad. (Small Logo)

☐ **Bronze Level Sponsor** (\$300 contribution). As a Bronze Level sponsor your contribution will provide 1,200 newspapers to area classrooms over the next year. Your business will be recognized in the following advertisement:

* 12 months of recognition in our special NIE "Thank You" ad. (Listing)

Please fill out the following information and fax to Sofia at 866-553-9030

Business name: _____

Contact person: _____

Billing address: _____

Phone number: _____ Email: _____

Signature: _____ Date: _____

Thank you for your commitment to education in our community!
Please fax to 866-553-9030

The Record-Courier

WHAT IS NEWSPAPERS IN EDUCATION?

NIE (Newspapers in Education) is a nationally recognized collaboration between corporate and community sponsors, local newspapers, and schools providing students with the opportunity to become more literate and knowledgeable citizens. NIE provides local schools with the newspaper and educational materials to enhance learning through real-life experiences relevant to students' daily lives.

Teachers receive class sets of newspapers delivered to their school, packed with news and information relevant to every grade level and subject area. The newspaper is an exciting, real world supplement to traditional classroom resources. It's a "living textbook" that gets updated every day!

WHAT'S IN THE NEWSPAPER FOR STUDENTS?

Many issues and topics in the daily newspaper mirror student interests, making the newspaper relative to their world. NIE makes teaching and learning with the newspaper even easier with sponsored newspapers and specially designed curriculum guides. NIE provides students with hands-on learning activities and innovative ideas that turn the newspaper into a multipurpose tool. Newspapers provide students with an exciting addition to textbook learning.

WHY BECOME INVOLVED?

NIE sponsorship is a low-cost, high-value way to give back to your community and invest in the next generation. Sponsorship helps schools stretch their budgets and meet literacy requirements. NIE sponsorship is good for business because it generates visibility and excellent public relations. By becoming an NIE sponsor it benefits students, schools, and the community, while providing important recognition for the sponsor.

Gardnerville Town Board

AGENDA ACTION SHEET



1. **For Possible Action:** Discussion on a request by Charles & Janice Kriss, Trustees Kriss Family Trust for a Special Use Permit for parking and access improvements, as well as the addition of two RV wash bays and a dog wash bay, APN 1220-03-310-001 & 1220-03-301-001; with public comment prior to Board action.

2. **Recommended Motion:** Motion to approve the requested Special Use permit.
Funds Available: ☐ Yes ☒ N/A

3. **Department:** Administration

Prepared by: Tom Dallaire

4. **Meeting Date:** October 7, 2014 **Time Requested:** 15 minutes

5. **Agenda:** ☐ Consent ☒ Administrative

Background Information: A special use permit is needed for this proposed use on the neighborhood commercial zone. The existing car wash is on general commercial zoned property. Chuck Kris has been refining his plan for the project and has had many conversations to improve the use of the existing car wash expansion. NDOT does not want the development using the Elges access from Highway 395. So the proposed design with no additional access from Highway 395 will create tight situations to and from the new development and will not provide an opportunity for passing traffic to turn into the facility.

The plan for prosperity envisions this area concept to be a residential mixed-use village gateway with a walkable commercial services district. Expanding the car wash towards the single family house does not meet this vision. What it does provide is a local business owner expanding the services he provides to valley residents and visitors. Unfortunately, NDOT does not share staff enthusiasm about utilizing that large access to Highway 395.

See next page for more information and staff conditions and comments.

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

7. **Board Action:**

☐ Approved ☐ Approved with Modifications
☐ Denied ☐ Continued

Staff report Continued.....

The following findings are towns Staff concerns from the provided ROA report dated August 20, 2014.

20.604.060 (SUP) and 20.214.040 (DR) Same findings:

A. The proposed use of the property can be considered as a consistent development due to the existing Jiffy Lube and Car Wash business previously allowed on the adjacent commercial zone. The development leaves a remaining shop and single family house on an odd shaped property and potentially excludes access to the existing shop depending on the actual proposed improvements. Town staff would like to have the conversation about what is happening to the old shop and its proposed use, and how access would be provided to said shop. How are these service being oriented to the provide services to the immediate neighborhood. NDOT will not allow them to access the existing road that provides direct access to HWY 395.

B. The proposed use is compatible with the existing business on the southerly boundary. We still have a business next to a residential lot that will need some consideration as to the proposed site lighting, which is not identified on the plans, and grading, also not identified on the plan set we have reviewed.

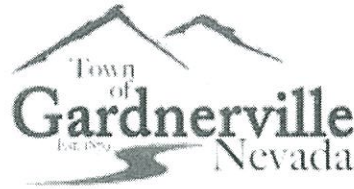
D. With NDOT limiting the access to and from the site to the existing driveway. There really is no other option than what is planned.

E. Landscaping or screening wall has not been shown to minimize the effects of the commercial vacuum stalls adjacent to the single family homes. Some sort of separation should be proposed.

G. The Gardnerville Plan for Prosperity, page 22, covers this area within the town and has identified the proposed use to be residential mixed use village. The entire parcel is not being proposed to be developed and the remainder of the neighborhood commercial zoned property will remain to be a single family residential use property. The remaining parcel is an odd shaped parcel and may be difficult to develop in the future.

Notes from the meeting & public concerns:

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



RECEIVED
AUG 18 2014

PROJECT REVIEW APPLICATION

Location

Street Address: 1295 N Hwy 395 & 1301 Stodick Parkway, Gardnerville

Assessor's Parcel #: 1220-03-310-001 & 1220-03-301-001

Current Zoning Designation: GC

County Project Reference #: _____

BY: _____

Project Description

A special Use Permit for parking and access improvements, as well as the addition of 2 RV wash bays and a dog wash bay.

Applicant:

Name: Charles & Janice Kriss, Trustees Kriss Family Trust

Address: 1740 Westwood Drive Minden, Nevada 89423

Telephone Number: (949) 500-1523 Fax Number: (949) 500-1012

Owner:

Name: Same as Above

Address: _____

Telephone Number: () _____ Fax Number: () _____

Engineer:

Name: Stephanie A. Hicks, AICP, CFM R.O. Anderson Engineering, Inc.

Address: 1603 Esmeralda Avenue, Minden, Nevada 89423

Telephone Number: (775) 215-5010 Fax Number: (775) 782-7084

GRAND PRX
Pkt 75 00
CE 1163

By signing this application, the applicant agrees to reimburse the Town of Gardnerville for all expenses reasonably incurred by the town in the process of reviewing the application, including, but not limited to, engineering and legal expenses. A \$75 deposit is included with this application.

Applicant or Applicant's Representative:

Stephanie A. Hicks, AICP, CFM

Printed Name

Stephanie A. Hicks
Signature

8/12/2014
Date

{When projects are located or proposed to be located within the Town of Gardnerville, Douglas County requires review and comment by the Town Board before making a final decision on the project. The Town of Gardnerville makes recommendations to Douglas County on all development to be located within the township boundaries. Douglas County will not render a decision until a letter of recommendation has been submitted by the Town.}

(Application and all materials related to the project review need to be submitted to the Town office by the Friday two weeks before the Board meeting.)

11-3

5 Comm. Development

1821710-1 08/05/2014 5



AUG 07 2014

DOUGLAS COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT
 1594 ESERALDA AVENUE
 POST OFFICE BOX 218
 MINDEN, NEVADA 89423
 TEL (775) 782-6217
 FAX (775) 782-9007
www.douglascountynv.gov

DEVELOPMENT APPLICATION

INSTRUCTIONS TO APPLICANT

The following application form is provided for persons who propose to submit a **Development Application** with Douglas County. As an applicant, you must complete this form and incorporate all requested information, as prescribed by the application submittal requirements, before the application is accepted for processing by the Community Development Department.

FOR STAFF USE ONLY

Name: GRAND PRIX CAR WASH

DA 14-053 (SUP)

File Number City: MINDEN Receipt Number

LR 2 State: NV Zip: 89423

Received By 1 ITEM(S): TOTAL: \$1595.00

Check PAID \$1595.00

Town: Have a good day !!!

Master Plan Land Use:

Regional/Community Plan:

Current Zoning:

Overlay Zoning:

Floodplain Zone:

FIRM # & Date:

Wellhead Protection Area (s):

Case Planner:

A. Application for (check all applicable):

- | | |
|---|---|
| <input type="checkbox"/> Abandonment | <input type="checkbox"/> Variance, Major |
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Variance, Minor |
| <input checked="" type="checkbox"/> Design Review, Major | <input type="checkbox"/> Zoning Map Amendment |
| <input type="checkbox"/> Design Review, Minor | <input type="checkbox"/> Zoning Text Amendment |
| <input type="checkbox"/> Design Review, Accessory Dwelling Unit | |
| <input type="checkbox"/> Agreement (Development/Reim./Affordable Housing) | Modifications to Existing Development Approvals: |
| <input type="checkbox"/> Master Plan Map Amendment | <input type="checkbox"/> Modification, Major |
| <input type="checkbox"/> Master Plan Text Amendment | <input type="checkbox"/> Modification, Minor |
| <input checked="" type="checkbox"/> Special Use Permit | |

B. Project Location

Street Address (if available): 1295 N Hwy 395 & 1301 Stodick Parkway, Gardnerville

Assessor's Parcel Number(s): 1220-03-310-001 & 1220-03-301-001

Approximately 0 Feet North or South of U.S. Highway 395

Approximately 0 Feet East or West of Stodick Parkway

C. Project Description

The applicant is requesting: A special Use Permit and Design Review for parking and access improvements, as well as the addition of 2 RV wash bays and a dog wash bay.

List any previous applications that have been filed for this site:

APPLICANT:

Contact Name: Charles & Janice Kriss, Trustees Company: Kriss Family Trust
Address: 1740 Westwood Drive City/State/Zip: Minden, Nevada 89423
Telephone No: (949) 500-1523 Fax No: (949) 500-1012
E-mail Address: Janchuck50@aol.com

OWNER:

Contact Name: Same as above Company: _____
Address: _____ City/State/Zip: _____
Telephone No: () _____ Fax No: () _____
E-mail Address: _____

ENGINEER/REPRESENTATIVE:

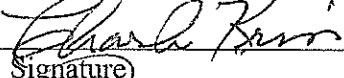
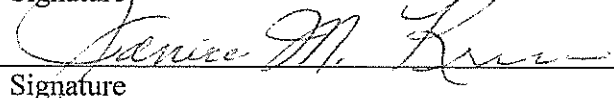
Contact Name: Stephanie A. Hicks, AICP, CFM Company: R.O. Anderson Engineering, Inc.
Address: 1603 Esmeralda Avenue City/State/Zip: Minden, Nevada 89423
Telephone No: (775) 215-5042 Fax No: (775) 782-7084
E-mail Address: shicks@roanderson.com

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.

OWNER(s) of RECORD: (Include extra sheets if necessary)

<u>Charles Kriss</u>	<u></u>	<u>8-3-74</u>
Printed Name	Signature	Date
<u>Janice Kriss</u>	<u></u>	
Printed Name	Signature	Date

Note: For permits requiring a public hearing, this application must include the names of all owners and, if a corporation, all stockholders and officers (Douglas County Code 20.04.010).

I certify under penalty of perjury that I am the applicant and that the foregoing statements and answers contained herein and the information herein submitted, are in all respects true and correct. I also certify that all plans and submittal requirements are in accordance with the Nevada Revised Statutes and Douglas County Code, have been drawn to a standard engineering scale (e.g., 1"=10', 1"=20', 1"=30') that is appropriate to the project size, and clearly define and identify all of the required information.

APPLICANT/APPLICANT'S REPRESENTATIVE:

<u>Stephanie A. Hicks, AICP, CFM</u>	<u></u>	
Printed Name	Signature	Date

11-5

September 26, 2014

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

**Grand Prix Car Wash
Special Use Permit and Design Review**

To Whom It May Concern:

On behalf of our client, Kriss Family Trust, please consider this letter our statement of justification and detailed project description for a Design Review. The project site is located at 1301 Stodick Parkway and 1295 N. U.S. Highway 395 in Gardnerville, Nevada (APNs 1220-03-301-001 & 1220-03-310-001).

The Grand Prix Car Wash is an existing use at 1295 N. U.S. Highway 395 (APN 1220-03-310-001) originally constructed in 1991. The applicant is requesting approval of this Design Review in order to expand the existing car wash use onto the adjacent Neighborhood Commercial (NC) zoned parcel (APN 1220-03-301-001) containing approximately 2.77 acres. The subject parcel contains a residential dwelling and several out buildings.

The proposed expansion will occur on the southeast portion of the parcel and provide parking and access improvements, as well as the addition of two (2) recreational vehicle wash bays and a dog wash bay. The parcel containing existing car wash is zoned General Commercial (GC). Under NC zoning, a car wash use requires a Special Use Permit. Therefore, as required by Douglas County Code Section 20.658.020(C), the applicant is submitting a Special Use Permit application with this project. A Design Review application is being submitted concurrently.

Parking

Douglas County Code requires 1 parking space be provided for each washing bay. Currently, the site contains the existing car wash use and a Jiffy Lube. The existing and proposed uses require a total of 6 spaces. With the existing parking spaces, the project proposes 26 parking spaces. Therefore, adequate parking facilities exist to serve the proposed project.

Additionally, 5 stacking spaces are required per carwash bay. The project proposes improvements that will provide adequate and required stacking space for both the existing bay and the new bays.

Design

The proposal includes one additional building which contains two RV wash bays, a mechanical room and a dog wash. The proposed building has been designed to match the construction, colors and architectural features of the existing car wash. The proposed building will meet the Douglas County code requirements with respect to building heights. The exterior building materials include block walls and a metal mansard roof.

11-6

Statement of Justification/Project Description
Douglas County Community Development
August 20, 2014
Page 2 of 4

Boundary Line Adjustment

Following approval of the Design Review and Special Use Permit applications, the Applicant will prepare a Boundary Line Adjustment between APNs 1220-03-301-001 & 1220-03-310-001 in order to locate all car wash improvements on one parcel. The proposed Boundary Line Adjustment location is illustrated on the submitted Site and Utility Plan.

Driveway Access

The proposed project will be accessed through the current ingress/egress on U.S. Highway 395.

Traffic

The proposed project will not generate more than 500 ADTs or 80 peak hour trips, which would require a detailed traffic study to be performed.

Sewer/Water

The project is served by the Gardnerville Water Company and the Minden-Gardnerville Sanitation District for community water and sewer services.

The following is our summary of the required findings per Douglas County Code Section 20.604.060 and 20.614.040:

- A. *The proposed development is consistent with the goals and policies embodied in the adopted master plan and the general purpose and intent of the applicable district regulations;*

COMMENT: The proposed project is consistent with the development code, master plan and design manual for Douglas County. The use is permitted within a Special Use Permit in the NC zoning district and is consistent with the provisions of this chapter. The purpose of the NC zoning district is to provide areas for the development of restricted retail and business uses which have minimal impact on surrounding properties. The uses are oriented to provide services to the immediate neighborhood and in doing so reduce the amount of vehicle trips by providing local retail services.

- B. *The proposed development is compatible with and preserves the character and integrity of adjacent development and neighborhoods and includes improvements or modifications either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as traffic, noise, odors, visual nuisances, or other similar adverse effects to adjacent development and neighborhoods. These improvements or modifications may include but shall not be limited to the placement or orientation of buildings and entryways, parking areas, buffer yards, and the addition of landscaping, walls, or both;*

11-7

Y:\Client Files\0864\0864-004\Documents\SUP & Design Review\SOJ_SUP & Design Review 09-26-2014.doc

Statement of Justification/Project Description
Douglas County Community Development
August 20, 2014
Page 3 of 4

COMMENT: The proposed car wash expansion is compatible with and preserves the character and integrity of adjacent development. The parcel is bound by U.S. Highway 395 to the southwest. The existing carwash is located to the south of the project site and also contains a Jiffy Lube on the same parcel. Other existing uses include an Enterprise Car Rentals to the south and Heritage Bank to the north. The proposed improvements will be located in proximity to the existing car wash and adjacent to U.S. Highway 395 in order to minimize adverse effects to adjacent development and neighborhood.

- C. *The proposed development will not generate pedestrian or vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood;*

COMMENT: The improvements do not conflict with any existing pedestrian or vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood. Additionally, pedestrian linkages have been provided on site.

- D. *The proposed development incorporates roadway improvements, traffic control devices or mechanisms, or access restrictions to control traffic flow or divert traffic as needed to reduce or eliminate development impacts on surrounding neighborhood streets;*

COMMENT: The applicant is proposing improvements to improve circulation and extend the use between the parcels. The project improves circulation among the project, allows for joint use of parking spaces among the uses, and reduces impacts on surrounding neighborhood streets.

- E. *The proposed development incorporates features to minimize adverse effects, including visual impacts, of the proposed development on adjacent properties;*

COMMENT: The proposed project incorporates drainage improvements and site landscaping which will have a beneficial effect on adjacent properties. The project site (existing and proposed) will provide a total of 17,489 square feet of landscaping. Landscaping required pursuant to Douglas County Code is 5,165 square feet. It is the intent of the site design to preserve as many of the existing trees as possible. Additionally, all lighting will comply with the Town of Gardnerville lighting standards and Night Sky Friendly ordinances.

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

11-8

Y:\ClientFiles\0864\0864-004\Documents\SUP & Design Review\SOJ_SUP & Design Review 09-26-2014.doc

Statement of Justification/Project Description
Douglas County Community Development
August 20, 2014
Page 4 of 4

COMMENT: The project is not located within an identified archeological study area as identified by Douglas County.

- G. *The proposed development complies with all additional standards imposed on it by the particular provisions of this chapter, the Douglas County design criteria and improvement standards and all other requirements of this title applicable to the proposed development and uses within the applicable base zoning district, including but not limited to, the adequate public facility policies of Chapter 20.100; and*

COMMENT: We believe that the project complies with the applicable sections of the Douglas County Design Manual, the Town of Gardnerville, and the Douglas County Development Code. Filed concurrently with this application is a Special Use Permit as required for car wash uses in the NC zoning district.

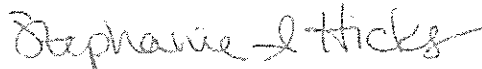
- H. *The proposed development will not be materially detrimental to the public health, safety, convenience and welfare, or result in material damage or prejudice to other property in the vicinity.*

COMMENT: Based on the submitted professional reports and the associated plans, we believe that there is no evidence to suggest that the project will be detrimental to the public health, safety, convenience and welfare, and will result in material damage or prejudice to adjacent properties.

Thank you for your consideration of the proposed Special Use Permit and Design Review. Should you have any further questions, please do not hesitate to call me.

Sincerely,

R.O. ANDERSON ENGINEERING, INC.



Stephanie A. Hicks, AICP, CFM
Director of Grants & Hazard Mitigation Planning

11-9

Y:\Client Files\0864\0864-004\Documents\SUP & Design Review\SOJ SUP & Design Review 09-26-2014.doc



BRIAN SANDOVAL, Governor

STATE OF NEVADA
DEPARTMENT OF TRANSPORTATION

District II
310 Galletti Way
Sparks, Nevada 89431
(775) 834-8300 FAX (775) 834-8390
October 2, 2014

RUDY MALFABON PE, Director

Jeremy J. Hutchings, PE
Director of Engineering
R.O. Anderson Engineering, Inc.
PO Box 2229
Minden, Nevada 89423

Dear Mr. Hutchings:

Thank you for your submittal of the traffic letter dated September 23, 2014 for the Grand Prix Car Wash project in Douglas County. We have completed our review of the documents that you have provided. Our comments are as follows:

1. The current project has an existing access onto US 395 that currently serves an automated car wash and a quick lubrication shop. No changes to the existing US 395 access or additional US 395 access is proposed as part of this project.
2. The ITE Trip Generation calculations you provided adequately address the increase in volume for the site due to the addition of two self-serve RV wash bays and one self-serve dog wash bay.
3. The Department had previously expressed concerns about the site design and the circulation of traffic into and out of the site via US 395. The revised site plan you have provided has addressed our concerns.
4. As requested, Exhibits A and B included in your submittal represent the wheel path for the design vehicle (MH-40) to both ingress and egress the site to/from US 395.
5. The submitted letter and exhibits have addressed our concerns. The Department will not require any further review for the current project at this time.

Please contact Debra Starnes, EI, Rural Traffic Engineer at 775-834-8307 should you have any questions or need additional information.

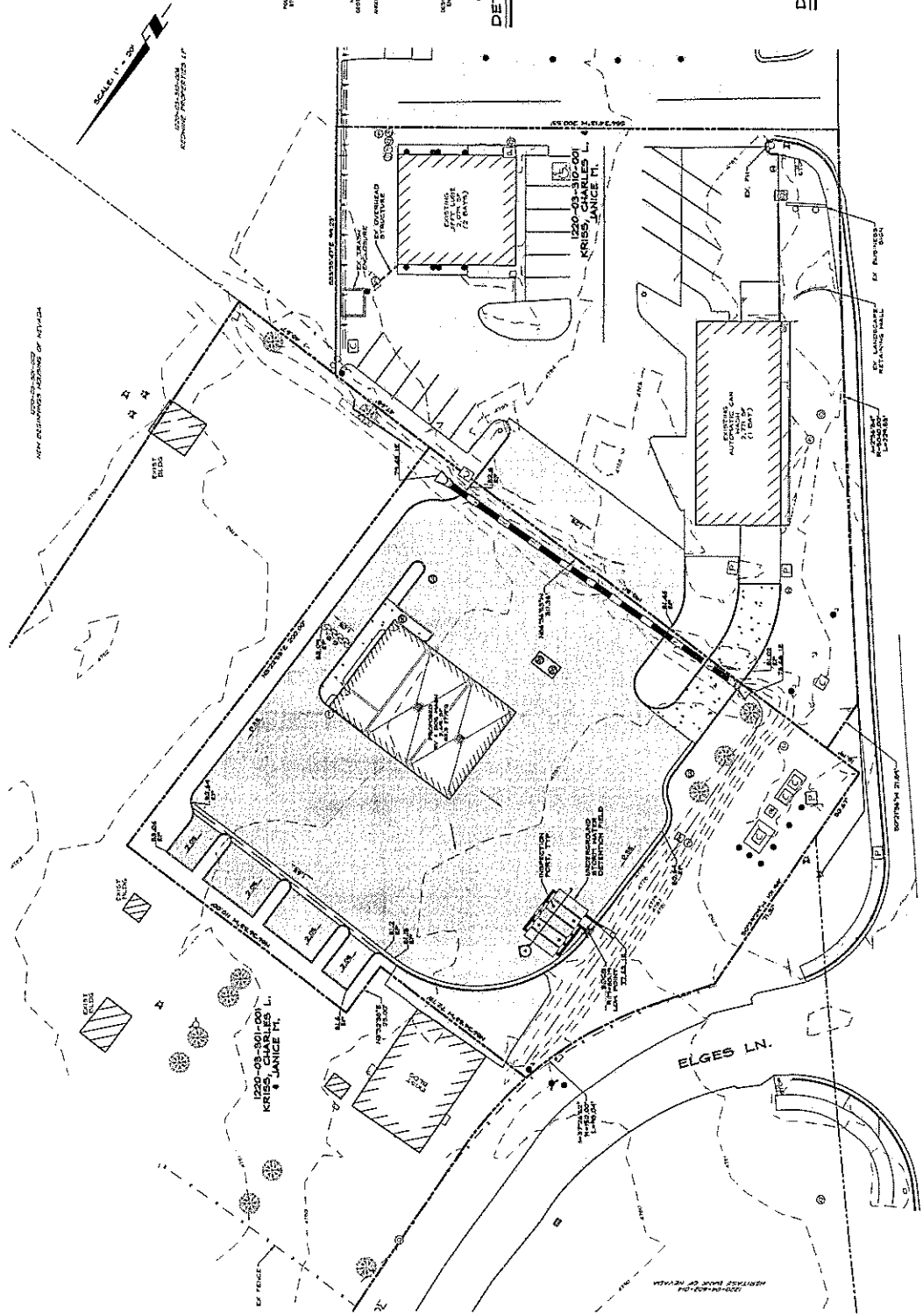
Sincerely,

Janelle K. Thomas, PE
Engineering Services Manager

JT:DS:ds

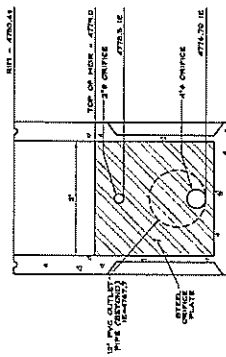
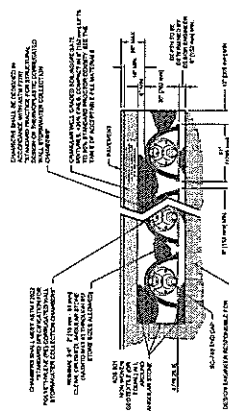
CC: Thor Dyson, PE
Debra Starnes, EI
Steve Smith, Permit Office
Barbra Resnik, Douglas County via email
Lucille Rao, Douglas County via email
File

16-10



SPEIFIC GRADING PLAN NOTES

- SYMBOL USED FOR SPECIFIC NOTE CALL OUT.
1. "X" MARK LOCATED IN ANY DIRECTION WITHIN AREA LOCATIONS/LOCATIONS.
 2. DISTANCE TO EXISTING GROUND AT A1, TYPICAL UNLESS NOTED OTHERWISE.
 3. PCC 1" CURB.
 4. TYPE 1 PCC CURB 6" GUTTER.
 5. 3-4" PCC VALLEY GUTTER.
 6. DETENTION FIELD OUTLET STRUCTURE, SEE DETAIL HEREIN.



DETENTION FIELD OUTLET DETAIL

15 HIGHWAY 395


GRADING PLAN

GRAND PRIX CAR WASH
CHARLES and JANICE KRISS

R|O|Anderson

BY		

[illegible]

	DRAWN: JAG ENGINEER: CNM SCALE: 1" = 20' DATE: 4/29/14	JOB: 0064-004 DRAWING: SEE PLOT START-UP SHEET: CA OF: 3 SHEETS
--	---	--

Gardnerville Town Board

AGENDA ACTION SHEET



1. **For Possible Action:** Discussion on a request by Charles & Janice Kriss, Trustees Kriss Family Trust, for a design review for parking and access improvements, as well as the addition of two RV wash bays and a dog wash bay, APN 1220-03-310-001 & 1220-03-301-001; with public comment prior to Board action.

2. **Recommended Motion:**
Funds Available: ☐ Yes ☒ N/A

3. **Department:** Administration

Prepared by: Tom Dallaire

4. **Meeting Date:** October 7, 2014 **Time Requested:** 15 minutes

5. **Agenda:** ☐ Consent ☒ Administrative

Background Information:

See next page for staff report...

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

7. **Board Action:**

☐ Approved ☐ Approved with Modifications
☐ Denied ☐ Continued

The design review findings are the same findings as the Special Use Permit.

Design review.

The drainage appears to fix the ditch issue common to both property lines and the ditch will need to be cleaned to allow flow to the Public drainage collection system downstream of the proposed underground storm water storage outlet. The improvement plans should identify the route and elevations of the existing system to the entrance into the public drainage system. The town will not be responsible for the maintenance of the onsite drainage and storage system.

With the proposed RV and Dog wash bays, would an additional dumpster need to be considered and or provided for the proposed larger facility as presented. There are currently 2 bins in the single dumpster picked up twice per week. There are a lot of room for an addition dumpster pad and enclosure for a future need. The town currently picks up two dumpsters and a single dumpster once a week (3 bins). Additional service could be added or an additional bin could be provided to serve the new RV and dog washing bay. It is unclear if additional vacuum stalls are being provided.

The proposed wash bay elevation match the existing architecture of the existing Car Wash and jiffy lube. Those were constructed in 1991 when the rock or brick veneer was not being requested. The architecture should add some building accents with the proposed building height that would blend well with the current architectural theme or add some window accents.

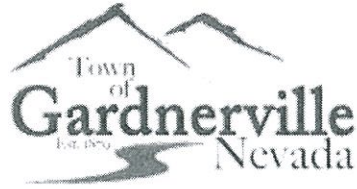
Topic to discuss with the board;

Adding rock veneer accents to the base of the new car wash where they indicate a painted stripe at the base.

It needs to fit into what has been constructed and rockery veneer would be helpful to meet the plan for prosperity.

Notes from the meeting & public concerns:

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



RECEIVED
AUG 18 2014

PROJECT REVIEW APPLICATION

Location

Street Address: 1295 N Hwy 395 & 1301 Stodick Parkway, Gardnerville
Assessor's Parcel #: 1220-03-310-001 & 1220-03-301-001
Current Zoning Designation: GC
County Project Reference #: _____

BY:

Project Description

A Design Review for parking and access improvements, as well as the addition of 2 RV wash bays and a dog wash bay.

Applicant:

Name: Charles & Janice Kriss, Trustees Kriss Family Trust

Address: 1740 Westwood Drive Minden, Nevada 89423

Telephone Number: (949) 500-1523 Fax Number: (949) 500-1012

Owner:

Name: Same as Above

Address: _____

Telephone Number: () _____ Fax Number: () _____

Engineer:

Name: Stephanie A. Hicks, AICP, CFM R.O. Anderson Engineering, Inc.

Address: 1603 Esmeralda Avenue, Minden, Nevada 89423

Telephone Number: (775) 215-5010 Fax Number: (775) 782-7084

Grand Prix
per \$75-
OK #1163

By signing this application, the applicant agrees to reimburse the Town of Gardnerville for all expenses reasonably incurred by the town in the process of reviewing the application, including, but not limited to, engineering and legal expenses. A \$75 deposit is included with this application.

Applicant or Applicant's Representative:

Stephanie A. Hicks, AICP, CFM

Printed Name

Stephanie A. Hicks
Signature

8/12/2014
Date

{When projects are located or proposed to be located within the Town of Gardnerville, Douglas County requires review and comment by the Town Board before making a final decision on the project. The Town of Gardnerville makes recommendations to Douglas County on all development to be located within the township boundaries. Douglas County will not render a decision until a letter of recommendation has been submitted by the Town.}

(Application and all materials related to the project review need to be submitted to the Town office by the Friday two weeks before the Board meeting.)

5 Comm. 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

RECEIVED
AUG 07 2014

BY:

DEVELOPMENT APPLICATION

INSTRUCTIONS TO APPLICANT

The following application form is provided for persons who propose to submit a **Development Application** with Douglas County. As an applicant, you must complete this form and incorporate all requested information, as prescribed by the application submittal requirements, before the application is accepted for processing by the Community Development Department.

FOR STAFF USE ONLY

DA 14-054 (DR)
File Number: LRao
City: MINDEN
Date: NV Zip: 89423
Received By: J GRAND PRIX
Town: Check
Master Plan Land Use: a good day !!!
Regional/Community Plan:
Current Zoning:
Overlay Zoning:
Floodplain Zone:
FIRM # & Date:
Wellhead Protection Area (s):
Case Planner:

A. Application for (check all applicable):

- ☐ Abandonment
☐ Annexation
☒ Design Review, Major
☐ Design Review, Minor
☐ Design Review, Accessory Dwelling Unit
☐ Agreement (Development/Reim./Affordable Housing)
☐ Master Plan Map Amendment
☐ Master Plan Text Amendment
☒ Special Use Permit

- ☐ Variance, Major
☐ Variance, Minor
☐ Zoning Map Amendment
☐ Zoning Text Amendment

Modifications to Existing Development Approvals:

- ☐ Modification, Major
☐ Modification, Minor

B. Project Location

Street Address (if available): 1295 N Hwy 395 & 1301 Stodick Parkway, Gardnerville

Assessor's Parcel Number(s): 1220-03-310-001 & 1220-03-301-001

Approximately 0 Feet North or South of U.S. Highway 395
(Circle one) (Street Name)

Approximately 0 Feet East or West of Stodick Parkway
(Circle one) (Street Name)

C. Project Description

The applicant is requesting: A special Use Permit and Design Review for parking and access improvements, as well as the addition of 2 RV wash bays and a dog wash bay.

List any previous applications that have been filed for this site:

APPLICANT:

Contact Name: Charles & Janice Kriss, Trustees Company: Kriss Family Trust
Address: 1740 Westwood Drive City/State/Zip: Minden, Nevada 89423
Telephone No: (949) 500-1523 Fax No: (949) 500-1012
E-mail Address: Janchuck50@aol.com

OWNER:

Contact Name: Same as above Company: _____
Address: _____ City/State/Zip: _____
Telephone No: () _____ Fax No: () _____
E-mail Address: _____

ENGINEER/REPRESENTATIVE:

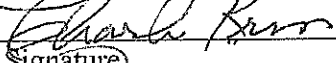
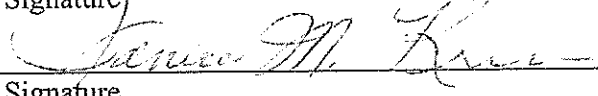
Contact Name: Stephanie A. Hicks, AICP, CFM Company: R.O. Anderson Engineering, Inc.
Address: 1603 Esmeralda Avenue City/State/Zip: Minden, Nevada 89423
Telephone No: (775) 215-5042 Fax No: (775) 782-7084
E-mail Address: shicks@roanderson.com

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.

OWNER(s) of RECORD: (Include extra sheets if necessary)

<u>Charles Kriss</u>	<u></u>	<u>8-3-14</u>
Printed Name	Signature	Date
<u>Janice Kriss</u>	<u></u>	
Printed Name	Signature	Date

Note: For permits requiring a public hearing, this application must include the names of all owners and, if a corporation, all stockholders and officers (Douglas County Code 20.04.010).

I certify under penalty of perjury that I am the applicant and that the foregoing statements and answers contained herein and the information herein submitted, are in all respects true and correct. I also certify that all plans and submittal requirements are in accordance with the Nevada Revised Statutes and Douglas County Code, have been drawn to a standard engineering scale (e.g., 1"=10', 1"=20', 1"=30') that is appropriate to the project size, and clearly define and identify all of the required information.

APPLICANT/APPLICANT'S REPRESENTATIVE:

<u>Stephanie A. Hicks, AICP, CFM</u>	<u></u>	
Printed Name	Signature	Date

5 Comm. Development



DOUGLAS COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT
1594 ESMERALDA AVENUE
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TEL (775) 782-6217
FAX (775) 782-9007
www.douglascountynv.gov

RECEIVED
AUG 07 2014

BY: **DEVELOPMENT
APPLICATION**

INSTRUCTIONS TO APPLICANT

The following application form is provided for persons who propose to submit a **Development Application** with Douglas County. As an applicant, you must complete this form and incorporate all requested information, as prescribed by the application submittal requirements, before the application is accepted for processing by the Community Development Department.

FOR STAFF USE ONLY

DA 14-054 (OR)
File Number: UKAD City: MINDEN Receipt Number: 8/5/14
Received By: 3 GRAND PRIX 2014 Date: 8/5/14
Town: Check PAID \$2090.00
Master Plan Land Use: a good day !!!
Regional/Community Plan: _____
Current Zoning: _____
Overlay Zoning: _____
Floodplain Zone: _____
FIRM # & Date: _____
Wellhead Protection Area (s): _____
Case Planner: _____

A. Application for (check all applicable):

- | | |
|---|---|
| <input type="checkbox"/> Abandonment | <input type="checkbox"/> Variance, Major |
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Variance, Minor |
| <input checked="" type="checkbox"/> Design Review, Major | <input type="checkbox"/> Zoning Map Amendment |
| <input type="checkbox"/> Design Review, Minor | <input type="checkbox"/> Zoning Text Amendment |
| <input type="checkbox"/> Design Review, Accessory Dwelling Unit | |
| <input type="checkbox"/> Agreement (Development/Reim./Affordable Housing) | Modifications to Existing Development Approvals: |
| <input type="checkbox"/> Master Plan Map Amendment | <input type="checkbox"/> Modification, Major |
| <input type="checkbox"/> Master Plan Text Amendment | <input type="checkbox"/> Modification, Minor |
| <input checked="" type="checkbox"/> Special Use Permit | |

B. Project Location

Street Address (if available): 1295 N Hwy 395 & 1301 Stodick Parkway, Gardnerville

Assessor's Parcel Number(s): 1220-03-310-001 & 1220-03-301-001

Approximately 0 Feet North or South of U.S. Highway 395
(Circle one) (Street Name)

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(Circle one) (Street Name)

C. Project Description

The applicant is requesting: A special Use Permit and Design Review for parking and access improvements, as well as the addition of 2 RV wash bays and a dog wash bay.

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 Address: 1740 Westwood Drive City/State/Zip: Minden, Nevada 89423
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 E-mail Address: Janchuck50@aol.com

OWNER:

Contact Name: Same as above Company: _____
 Address: _____ City/State/Zip: _____
 Telephone No: () _____ Fax No: () _____
 E-mail Address: _____

ENGINEER/REPRESENTATIVE:

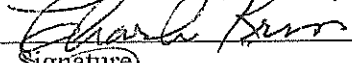
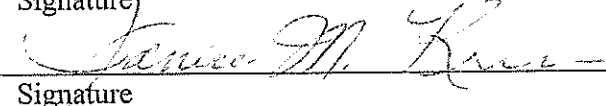
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 E-mail Address: shicks@roanderson.com

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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.

OWNER(s) of RECORD: (Include extra sheets if necessary)

Charles Kriss		8-3-14
Printed Name	Signature	Date
Janice Kriss		
Printed Name	Signature	Date

Note: For permits requiring a public hearing, this application must include the names of all owners and, if a corporation, all stockholders and officers (Douglas County Code 20.04.010).

I certify under penalty of perjury that I am the applicant and that the foregoing statements and answers contained herein and the information herein submitted, are in all respects true and correct. I also certify that all plans and submittal requirements are in accordance with the Nevada Revised Statutes and Douglas County Code, have been drawn to a standard engineering scale (e.g., 1"=10', 1"=20', 1"=30') that is appropriate to the project size, and clearly define and identify all of the required information.

APPLICANT/APPLICANT'S REPRESENTATIVE:

Stephanie A. Hicks, AICP, CFM		
Printed Name	Signature	Date

Gardnerville Town Board

AGENDA ACTION SHEET



1. **For Possible Action:** Discussion on an annexation request by the Gardnerville Town Water Company for a parcel of land located at 1589 Virginia Ranch Road, APN 1220-10-501-002; with public comment prior to Board action.

2. **Recommended Motion:** Motion to approve the annexation request by the Gardnerville Town Water Company for a parcel of land located at 1589 Virginia Ranch Road, APN 1220-10-501-002.

Funds Available: ☐ Yes ☒ N/A

3. **Department:** Administration

Prepared by: Tom Dallaire

4. **Meeting Date:** October 7, 2014 **Time Requested:** 20 minutes

5. **Agenda:** ☐ Consent ☒ Administrative

Background Information: In reviewing the annexation map, at the time Gardnerville Water installed the water tanks, the parcel was never annexed into the town service boundary. An improvement plan submitted by the water company started the conversations and there is a need to clearly define the town boundary on this extension of Virginia Ranch Road into the Curtis and Sons property. The proposal is to extend the newly constructed road over the Virginia ditch, and the town boundary currently extends across the road at an angle making the clear line of maintenance responsibility difficult to identify in the field. We have asked that if any development project comes into the town to review that the existing sidewalk that currently ends at the fence of the water company yard be required to extend the existing sidewalk into the proposed development. But at this time we do not want to promote pedestrian traffic to go over the ditch into the privately held property.

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

7. **Board Action:**

☐ Approved ☐ Approved with Modifications
☐ Denied ☐ Continued

DOUGLAS COUNTY, NEVADA

Assessor's Office
Douglas County Assessor

Map Legend

- Parcel Boundary
- Subdivision Boundary
- Easements - See Recorded Documents
- Town Boundary
- Township/Range/Section
- Open Space/Conservation Easements

001 Parcel Number
110 Parcel Sub/Seq Number
1.0 Ac Parcel Acreage
BLK A Parcel Block Number
1 Parcel Lot Number
1100 Parcel Address

T 12 N R 20 E

SEC. 10

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

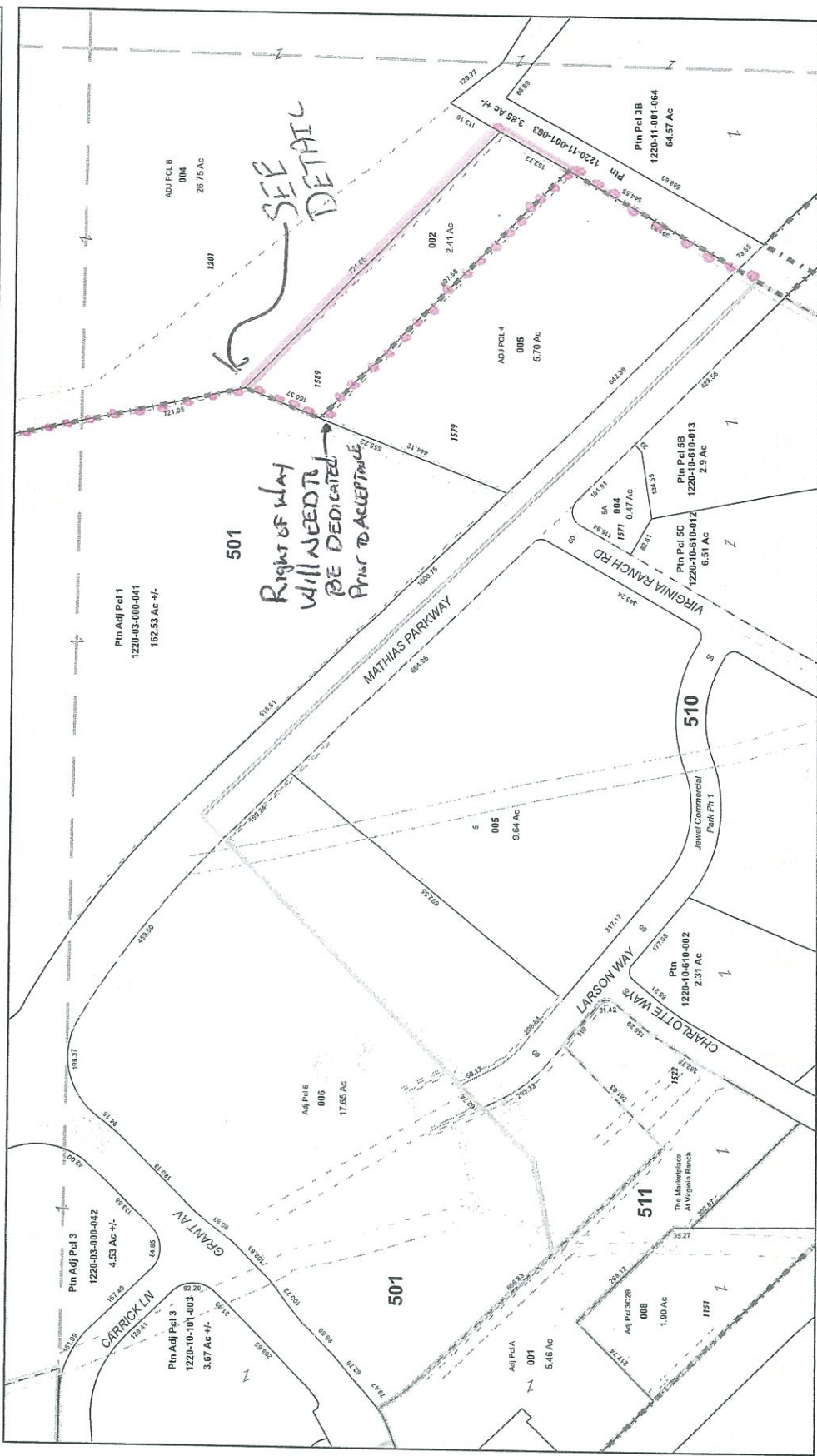
N 1/2 NE 1/4

1	5
2	6
3	7
4	8

1220-10-5

SCALE: 1" = 200'

REVSD: 1/14/2014



LEGEND:

EXISTING TOWN BOUNDARY

NEW TOWN BOUNDARY

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

DETAIL

EX. BOUNDARY

TOE OF SLOPE

TOE OF SLOPE

SSMH

6+00

05+9

NEW 12" C-900 WATER

3

5+50

13-3

2

NEW 12" C-900 WATER

EX. FENCING

DEDICATED
RIGHT OF WAY
WATER CONC.
TIE TO EXISTING

NEW 12" C-900 WATER

10' TYP.

PT 6+55.71

4
5

TOE OF SLOPE

KEYSTONE RETAINING WALL
(SEE SECTION 6+25.5)

LEGEND:
EXISTING TOWN BOUNDARY
NEW TOWN BOUNDARY



4





SEP 25 2014

TOWN OF GARDNERVILLE
APPLICATION FOR ANNEXATION

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

Legal Owner: Gardnerville Town Water Company

Mailing Address: 1579 Virginia Ranch Rd Phone 775-782-2339
Gardnerville, NV 89410

Surveyor/Engineer Resource Concepts Inc.

Mailing Address: 340 N. Minnesota St., Carson City, NV Phone: 775-883-1600

Agent (if applicable): Mark Gonzales

Mailing Address: 1579 Virginia Ranch Rd, Gardnerville, NV Phone: 775-782-2339

Assessor's Parcel Number: 1220-10-501-002

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

Signature: Mark Gonzales

County of Douglas

State of Nevada

Subscribed and sworn before me this 25th day of September, 2014.

Kristen Bennett
Notary Public

Application must include the following:

1. Two copies of proposed annexation map
2. \$300 deposit pd w/mcard 9-25-14
3. Preliminary Title Report

13-5



Gardnerville Town Board

AGENDA ACTION SHEET



1. **For Possible Action:** Discussion to approve, approve with conditions or deny a town event application requested by Carson Valley 20-30 Club #85, date and time to be determined and fundraising status to be determined; with public comment prior to Board action.

2. **Recommended Motion:** Based on Board discussion.
Funds Available: ☐ Yes ☒ N/A

3. **Department:** Administration

Prepared by: Tom Dallaire

4. **Meeting Date:** October 7, 2014 **Time Requested:** 20 minutes

5. **Agenda:** ☐ Consent ☒ Administrative

Background Information: See application.

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

7. **Board Action:**

☐ Approved ☐ Approved with Modifications
☐ Denied ☐ Continued



Reservation Form and Release of Liability and Indemnification Agreement

For Town Park Use, Street Closures, and/or Special Events

1407 Highway 395

Gardnerville, Nevada 89410

(775) 782-7134 (775) 782-7135 Fax

Date of Application: 09/18/14

(Application must be submitted 10 business days prior to the requested Town park use, street closure, and/or special event)

Location of Event/Activities: Heritage Park

(Submit letter of property owner's permission if event is to be held on private property)

Street(s) proposing to be closed: N/A

(US 395, SR756 require NDOT permission; Waterloo/Toler/Elges require County permission)

Requesting use of Heritage Park? Yes ☒ No ☐

If No, describe which Town park you are requesting to reserve: _____

If exclusive park use not being requested, describe which area of the Town park is being requested to be used:

Gazebo & Grass area around the Gazebo.

Name of Applicant Organization or Business: Active 20-30 Club #85 Corporation: Yes ☒ No ☐

(If a corporation is applying for use, a certified copy of the Articles of Incorporation must be attached).

Contact Person: Robbie Boulais

Supervisor of Activity: Robbie Boulais

Home Telephone #: 209-256-1290 Business Telephone #: 775-783-5110 Fax #: 783-5111

(If applicant is an entity, must include home or business telephone numbers of principals; if applicant is a corporation, must include home or business telephone numbers of president, vice president, and secretary of corporation)

Home or Business Address: Active 2030 Club, P.O. Box 2030, Gardnerville NV 89410

(If applicant is an entity or corporation, must include names and addresses of principals of entity or officers of corporation)

Mailing Address: 1022 Aspen Grove Circle, Minden NV 89423

Type of Activity Town Park will be used for: Fundraiser Event

Will alcohol be sold or served? Yes ☒ No ☐

(If alcohol to be served, it may be necessary to obtain additional appropriate liquor licenses/permits)

Band or amplified music? Yes ☒ No ☐

This event is Non-Profit ☒ For Profit ☐ Closed to Public ☐ Open to Public ☐

Date to be determined

Will a fee be charged to attend the event? Yes _____ No X

Date(s) Requested (include setup and tear down time): 09/23/14/ or 09/30/14

Event hours: 5pm - 10pm

Describe proposed event, concessions, fund-raisers, etc.: Event will be held 5pm - 10pm, allowing for one hour clean up & one hour set up. Set to sell beer to raise money for local charity & have music to enjoy - unamplified.

Town services, if any, required: N/A

(Electrical outlets, restroom/toilet facilities, etc.)

Will you have tents, bounce houses, canopies, dance floors etc? Yes X No _____

If Yes, specify quantity, dimensions, etc.: One Tent for the beer booth. Maybe one 10x10 for shade
(Stakes are not permitted for use in securing tents, etc.; bounce houses, dance floors or tents larger than 20' X 20' may be subject to additional security deposits and/or insurance coverage)

Number of patrons, customers, spectators, participants and/or other persons expected to attend the use for each day it is proposed to be conducted: 30 to 50 people hopefully

(If more than 500 people are expected to attend the event, a Douglas County outdoor festival permit is required)
*Groups of 50 or more require a mandatory garbage dumpster service (\$25.00/dumpster)

Event Insurance Carrier & Telephone #: Warren Reed Insurance 775-882-3624

(Certificate of Insurance naming the Town as additional insured is required)

Event Security Plan: N/A

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

Water and Sanitation Plan if food is being sold or consumed during event: N/A

Event Clean-up/Sanitation/Garbage Plan: Setting aside one hour to pick up & clean up any and all trash.

(Garbage dumpsters/porta-a-cans/restrooms/etc.)

Fire/Emergency Medical Services Plan: N/A

(Submit East Fork Fire Protection District authorization and approval)

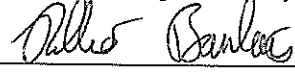
Event Parking Area: Street Parking
(Heritage Park Parking MUST remain open for visitors at all times)

Event Layout: Applicants **MUST** 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.**

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.

Signature(s) of Authorized Representative(s) of Applicant:  Date: 09/18/14

_____ Date: _____

_____ Date: _____

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

Printed Name(s) of Authorized Representative(s) of Applicant above: 

(Town Office Use Only)

Application Fees Paid: _____

Deposit amount Paid: _____ Date Processed: _____

Receipt Number: _____ Facility Reviewed: _____

Scheduled for Town Board Agenda: _____

Approved: _____

Scheduled for Douglas County Commissioner Agenda: _____

Approved: _____

Deposit Returned: _____

A copy of the approved application **MUST** be at the event

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Gardnerville Town Board

AGENDA ACTION SHEET



1. **For Possible Action:** Discussion on Resolution 2014R-02, the 1st of two public hearings to approve a proposed trash rate increase; with public comment prior to Board action.
2. **Recommended Motion:** Approve Resolution 2014R-02 and proceed with the second hearing for the proposed trash rate increase.
Funds Available: ☐ Yes ☒ N/A
3. **Department:** Administration

Prepared by: Tom Dallaire
4. **Meeting Date:** October 7, 2014 **Time Requested:** 10 minutes
5. **Agenda:** ☐ Consent ☒ Administrative
6. **Background Information:** See attached Resolution 2014R-02
7. **Other Agency Review of Action:** ☐ Douglas County ☒ N/A
8. **Board Action:**

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

RESOLUTION 14-02

A RESOLUTION OF THE GARDNERVILLE TOWN BOARD MODIFYING AND INCREASING RATES FOR GARBAGE AND REFUSE SERVICE FOR CUSTOMERS OF THE TOWN OF GARDNERVILLE HEALTH AND SANITATION DEPARTMENT.

WHEREAS, at the regular meetings of the Town Board of Gardnerville held on 7 October 2014 and 4 November 2014, the Town Board considered the Town Manager's Report regarding the proposed increase in residential, office residential, second can, minimum user and commercial 1-1/2 yard and 2 yard bin rates for garbage and refuse service provided by the Town of Gardnerville Health and Sanitation Department;

WHEREAS, the Town of Gardnerville operates the Health and Sanitation Department garbage and refuse pick-up service on a non-profit basis, imposing only those fees which are required to meet the operating and equipment replacement costs of the Health and Sanitation Department; and

WHEREAS, the Town Manager has prepared a report on the Town's existing health and sanitation rate structure and billing practices, which report contains the Manager's recommendations for streamlining the provision of the Town's health and sanitation service, an analysis of the existing expenses of the health and sanitation department compared to the existing rates currently charged by the Town for its garbage and refuse collection, and a comparison of the rates currently charged by the Town of Gardnerville Health and Sanitation Department with the rates charged by other entities or business providing the same service

within Douglas County. The report further indicates that the health and sanitation department capital reserve requirements were not being met by the existing rates being charged. The Manager's report provided five options to the Board for consideration of an increase in the garbage and refuse collection rates, with all of the options to increase rates charged by the Town. Each option, were it adopted by the Board, would still result in the Gardnerville Health and Sanitation Department rates being less than those charged by other garbage and refuse collection entities; and

WHEREAS, the Town Board has been advised, and now finds, that the existing residential, minimum user, office residential, residential second can service, commercial 1-1/2 yard and 2 yard bins, commercial dumpster rental and mandatory one time per month commercial pickup rates charged by the Gardnerville Health and Sanitation Department for garbage and refuse service are insufficient to meet the operating costs and capital reserve requirements of the Gardnerville Health and Sanitation Department; and

WHEREAS, the Town Board authorizes the Town Manager to publish notice of the proposed increase in collection rates for garbage and refuse service, and to publish notice of the two (2) public hearings to be conducted at the Town Board's October 2014 and November 2014 regular business meetings in accordance with NRS 241 and Chapter 18.06 Douglas County Code ("DCC"). The public notice for the October and November 2014 hearings will be

published in the Record Courier, a newspaper of general circulation within the Town of Gardnerville, and within Douglas County, Nevada, prior to the November, 2014 meeting in other than the classified section of the newspaper. The notice will specify the increased fees and rates and the effective date of this resolution. Further, public notice of the dates, times and places of the public meetings to be held to consider the proposed increases in sanitary landfill fees will be mailed to each customer of the Gardnerville Health and Sanitation Department; and

WHEREAS, when the notices described in the previous recital are completed, the Board will determine that such notices constitute legal and public notice of the hearings at which the proposed rates would be considered and adopted. Such notices constitute compliance with DCC 18.06.100(c)(1), which requires that, prior to any new rate, toll or charge becoming effective, the Town shall conduct public hearings for two consecutive months scheduled during the regular Town Board meetings. The Board further finds that the notices set forth within the recitals to this resolution comply with DCC 18.06.100(c)(1) which require that the rates proposed shall be published and be available for public dissemination on request.

NOW, THEREFORE, BE IT RESOLVED AS SET FORTH HEREIN:

1. That the Town Board of Gardnerville has determined at its public meetings held at the regular Town Board meetings of October and November of 2014 that a resolution changing the collection rates for customers of the Gardnerville Health and

Sanitation Department is required, and the Board hereby adopts this resolution, effective as set forth below, incorporating the proposed, and now approved, collection rates identified in Exhibit "A" to this resolution.

2. The Board finds and determines that the existing revenues paid by the health and sanitation customers will be insufficient to meet projected capital reserve requirements and equipment replacement costs of the Gardnerville Health and Sanitation Department.

3. The Board finds and determines that due and proper notice will be given to the public at large through the posting of notices of public hearings, the publication of notices of hearings to be conducted in October and November of 2014 in the Record Courier, a newspaper of general circulation within the Town of Gardnerville and within Douglas County, Nevada, and by the mailing of notice to all subscribers of garbage and refuse service within the Town of Gardnerville. The Board finds and determines that the dates, times and places of the hearings at which this resolution will be discussed, and later adopted, have been adequately noticed in accordance with the NRS and DCC.

4. The Board finds that the residential and commercial customer rates currently in effect within the Town of Gardnerville must be raised to those fees reflected within this resolution. The Board further finds and determines that the non-profit status of the Town of Gardnerville Health and Sanitation Department requires the increase in residential and commercial rates from

those in effect now to those that are set forth in Exhibit "A". The Town of Gardnerville is obligated to implement and impose the rates, tolls and charges contained herein in order to provide for and permit continued garbage and refuse collection for the residents of the Town of Gardnerville by the Gardnerville Health and Sanitation Department.

5. Based upon the reports of the Town Manager, wherein recommendations were made to the Town Board for new commercial and residential rates reflecting the actual costs of garbage and refuse service as of 1 January 2015, the Town Board of Gardnerville determines that the rates proposed be adopted as the rates for the provision of commercial and residential garbage service by the Town of Gardnerville. All prior reports of the Town Manager submitted to the Board at its General Business Meetings are incorporated herein as if set forth in full.

6. NEW COMMERCIAL AND RESIDENTIAL RATES ADOPTED.

The new commercial and residential rates adopted are set forth in Exhibit "A" to this Resolution and incorporated herein as if set forth in full.

7. The Board finds that the purposed rates shall be effective 1 January 2015. The Board further finds that the Health and Sanitation Department's capital reserve and replacement revenue requirements and depreciation shortfall have mandated the increased rates set forth within this resolution.

8. The Board finds and determines that all rates ratified

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and adopted herein satisfy the obligation of the Town of Gardnerville to provide and pay for garbage and refuse service to the residents of the Town of Gardnerville. The Board further finds and determines that with the factors which are known today, the proposed revenues for the Gardnerville Health and Sanitation Department will meet the existing needs of the department.

9. The Board finds and determines that all interested parties choosing to do so have submitted data, views or arguments in writing either prior to or at the public hearings. The Board further finds that all interested parties desiring to do so have submitted data, views or arguments orally at the hearings.

10. Within thirty (30) days following the effective date of this resolution, any person who has protested it may commence an action in any court of competent jurisdiction to set aside this

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resolution adopted by the Town Board.

ADOPTED: This ____ day of November, 2014, by the following
vote:

AYES:

NAYS:

ABSENT: _____

ATTEST:

TOM DALLAIRE, TOWN MANAGER
TOWN OF GARDNERVILLE

LINDA SLATER, CHAIRMAN
GARDNERVILLE TOWN BOARD

APPROVED AS TO FORM AND CONTENT:

MICHAEL SMILEY ROWE, ESQ.
ROWE HALES YTURBIDE, LLP
TOWN COUNSEL

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EXHIBIT “A”

**Town of Gardnerville
Notice of Public Hearing
Proposed Trash Rate
Adjustment**

The Gardnerville Town Board will hold a public hearing on September 2, 2014 in the Gardnerville Town offices, 1407 Highway 395, at 4:30 p.m. to review and consider an increase in trash service rates. Questions or comments may be sent to the Town offices at 1407 Highway 395, Gardnerville, NV 89410 or by calling 775-782-7134. Last rate adjustment was approved in November 2010.

Tom Dallaire
Town Manager

Proposed Rate Adjustments (services not listed are not affected)

Residential Service	Current Monthly Rate \$18.37	Proposed Monthly Rate \$19.33	Monthly Increase \$0.97	(% Change) (5.27 %)
Office/Residential				
90 gal can/each	\$18.55	\$19.53	\$0.98	(5.27%)
2 nd can service	\$ 0.00	\$ 5.00	\$5.00	(New fee)
Minimum User:	This service will be discontinued No longer offered. Existing customers will be phased out of service			
Commercial Service	Current	Proposed		
2 yd bin	Per pickup \$22.40	Per pickup \$23.00	\$0.60	(2.67%)
1½ yd bin	\$16.58	\$17.25	\$0.67	(4.04%)
2 yd bin rental	Discontinued–Replaced with Minimum one (1) pick up per month \$17.00 \$22.40 \$5.40/ month (31.76%) for those 15 business not getting picked up once per month. (56.85% reduction for those who pay for one pick up a month)			



BUSINESS IMPACT STATEMENT

The following business impact statement was prepared pursuant to NRS 237.080 to address the impact of a Resolution increasing trash rates charged by the Health and Sanitation Department effective January 1, 2015. Prepared by Tom Dallaire, Gardnerville Town Manager.

1. **Proposed Board Action:** Increase rates per the staff recommendation below:

		1-Jan-14	Jan 15
		5.27%	
		Quarterly	
Current Rates		Increase	New Rate
Residential, quarterly	\$55.10	\$3.60	\$58.00
Residential, minimum user, quarterly	\$15.00		Discontinue
Office Residential, each 90 or 95 gallon tote	\$55.65	\$3.64	\$58.60
Residential 2 nd can service	\$0	\$5.00/mo	\$15.00
		1-Jan-14	Jan 15
		2.67%	
		Monthly	
Current Rates		Increase	New Rate
Commercial, 2yd per pickup	\$22.40	\$0.60	\$23.00
Commercial dumpster rental	\$17.00	\$-17.00	Discontinue
Commercial, 1 ½ yd per pickup	\$16.58	\$0.67	\$17.25
Commercial, mandatory 1X/mo pickup	\$0 Not required	\$23.00	\$23.00

2. **The following constitutes a description of the manner in which comment was solicited from affected businesses and a summary of any responses from businesses received.**

The proposed rate increases have been sent to the Main Street Gardnerville program, the Carson Valley Chamber of Commerce, and to the general public through newspaper advertisements, included as an agenda item at the October Town Board meeting. Additionally per code a minimum of two public hearings (October 7 and November 4) will be agenda items for the Gardnerville Town Board with proper notice and advertisement in order to provide ample opportunities for public comment on the proposed increase.

_____ Objections to the increase in fees have been received to date. A copy of this Business Impact Statement is available at the Gardnerville Town Offices, 1407 Highway 395 North, Gardnerville, Nevada 89410.

3. **The estimated economic effect of the proposed rule on businesses including, without limitation, both adverse and beneficial effects, and both direct and indirect effects:**

- a. **Adverse effects-**The proposed rate increases include a 5.27% increase for residential, and 5.28% office residential rates with an additional tote fee of \$5.00 per month for all customers with an extra 90 or 95 gallon tote will be will be effective, January 1, 2015.

15-11

Proposed commercial rate increases include a 2.67% increase for commercial 2yd bins and a 4.04% increase for commercial 1½ yd bins will be effective January 1, 2015

- b. **Beneficial effects**-The proposed commercial rate increases include a mandatory single dump pick up for all dumpsters served by the town. This will increase the health and safety of town staff by not having to dump a bin once a year. We are eliminating the bin rental fee so the town will maintain all dumpsters the town serves increasing the safety of the town staff. The change in picking up all dumpsters on the route will allow the town to provide a more uniform and consistent service to our customers. Additionally the change in service streamlines office and field staff times to create a more efficient operation. The budget shows a \$40,201 shortfall in the capital reserves. This increase in the town rates will eliminate this projected shortfall.
 - c. **Direct effects**-The approval of the resolution will increase residential service fees. The additional revenue will go directly to and provide for the necessary replacement revenue requirements for the Health and Sanitation Department. The proposed rate increases include a one time 5.27% increase for residential, and 5.28% increase to office residential customers, and 2.67% increase for commercial customers, while eliminating the bin rental fee to the town customers are being proposed to the board to be effective January 1, 2015. The additional revenue will support Health and Sanitation Department capital reserve requirements (\$18,413).
 - d. **Indirect effects**-The increase in rates is sure to have indirect effects on homeowners within the town boundary. The increase is \$0.97 per month, however the indirect effects cannot be quantified at this time. The services provided to the residents are weekly tote pickup, extra bin for an additional \$5.00 per month.
4. **Will the action:**
- a. Impose a direct and significant burden upon a business? No
 - i. **Explanation-Fees are used to directly offset the cost of providing the service to all town customers. Town rates are similar or less than other providers of similar services in the immediate area.**
 - b. Directly restrict the formation, operation, or expansion of any business? No
 - i. **Explanation-Fees are used to directly offset the cost of providing the service. This increase ensures the refuse equipment can be replaced on time as previously budgeted.**
5. **The following constitutes a description of the methods that the governing body of the local government considered to reduce the impact of the proposed rate increase on businesses and a statement regarding whether any, and if so which of these methods were used:**

The Town of Gardnerville operates the Health and Sanitation Department as a prescribed service under Douglas County Code 18.06. By code, both commercial and residential trash collection is mandatory within the towns in Douglas County. For the Fiscal Year 2014-2015 budget, town staff has deferred a planned purchase of a replacement trash collection vehicle, will continue to dispose of as much as possible of the collected solid waste at the lowest charging authorized facility, and will continue suspending the no-cost "green waste pick-up" from residential customers from January 1st through mid-March. Historical data showed the route usually only produces around 5 tons of debris. The town is also looking at other changes to routes to assist in reducing the cost of providing this service. The bin rental fee was removed while a mandatory monthly dumpster pick up will now be required. This will affect 15 specific customers of the town. While the bin rental fee is removed the majority of those 15 customers own their own bin. Once their bin fails or breaks, the town will replace the bin free of charge saving the business the bin replacement costs. Town rates, even with this increase, will remain at or below fees for similar services charged by other collection providers in the adjacent communities.

6. **The governing body estimates that the annual cost to the local government for enforcement of the proposed increase is:**

There should be no increase in costs, as the Town already has the billing system in operation and staff deals with rates and customer charges virtually every business day.

7. **The proposed resolution increases the existing rates and fees and the total additional amount expected to be collected is:**

Annual total of additional revenue is expected to be approximately \$18,413.

The additional revenue will go directly to and provide for the necessary revenue requirements to cover the replacement of equipment used in the Health and Sanitation Department.

8. **The proposed resolution includes provisions which duplicate or are more stringent than federal, state, or local standards regulating the same activity. The following explains why such duplicative or more stringent provisions are necessary:**

There are none. The rate and fee increases are not duplicative or more stringent than existing federal, state, or local standards.

Jim Park
1510 Hussman Avenue
Gardnerville, NV 89410
September 30, 2014

Tom Dallaire
Town of Gardnerville
1407 Highway 395
Gardnerville, NV 89410

Subject: Proposed Health and Sanitation Department Fee Increase

Dear Tom: TOM,

I want to share with you a few thoughts I have on the proposed rate increases for trash collection and disposal fees. I have exceptions to the staff reports and analysis been that have provided for review.

- After reviewing the “611 cost study” spreadsheet the following comments are for your consideration:
 - It appears that the 2014 customer base, the 2010 “dumpster tips”, and 2012 waste tonnage values were integral to your analysis for generation of an estimated rate increase, and “co-mingled” to arrive at an estimated need for increase. My concerns with this are straight forward-using tonnage numbers from one singular year, customer base numbers from a different year, and usage of the number of tips from yet another. The analysis had no supporting statement of assumptions relating to data used in its formulation. I find it problematic that important parameters for analysis of a proposed increase would be derived from various years and intermingled without explanation of assumptions and data utilized.
 - Commercial collection labor rates are typically higher than residential collection labor rates. Commercial routes typically require 2 persons per truck per route, while residential collection typically requires 1 person per truck per route. This cost driver was erroneously excluded from your analysis’ “bottom line” numbers which should account for costs/revenues segregated by customer base (e.g. commercial costs/revenues drive commercial costs; residential costs/revenues drive residential rates).
 - The residential customer base of 1694 customers in 2013 appears to have generated 1445 tons of household waste, not including the greenwaste tonnage, or approximately 1706 pounds per customer annually. The commercial customer base of 214 appears to have generated 2037 tons of waste in the same period; or roughly 19,037 pounds per customer annually. The data suggests that a much smaller percentage of the revenue generating population is generating a significantly larger percentage of the overall landfill amount (e.g. residential 1706 pounds/year per customer and commercial 19,037 pounds/year per customer). The supplied data ratifies that commercial collection requires additional labor, G&A, and other associated costs compared to residential

collection. Your analysis attempts to co-mingle each type of generator and arrive at a "per ton" cost allocated equally to both commercial and residential bases is problematic.

- Residential collection service proposed rate increase includes greenwaste tonnage co-mingled with commercial and "regular" residential tonnages. Based on the numbers you provided, residential greenwaste diversion for FY 2013 accounted for roughly 8.3% of overall collected tonnage, which would roughly equate to approximately 365.44 tons (based on "Landfill Tonnage Log" spreadsheet you provided). Residential customers are responsible for *saving* their respective customer base *more than* \$21,195.00/year in tipping fees (assuming all greenwaste would otherwise be tipped at Ormsby landfill). Your analysis does not recognize this savings directly resulting from residential customers but allocates the savings across both commercial and residential bases.
- "Commercial Dumpster Tips"-the analysis assumes the number of tips will decline from 22,476 to 22,000 between 2014/2015 and 2016, with a corresponding reduction in revenues from the commercial base. Does not the Town base "per tip" billing on a bin being full and account for ½ empty bins dumped twice to total up to "one tip"?
- What is the basis for the estimated increase from 23,000 tips in 2015 to 24,000 tips in 2016? There is no corresponding increase in the number of commercial customers for these years, and the "Tonnage summary" tab commercial numbers show flat or declining tonnage volumes between Jul-11 and Jul-13.
- Depreciation-this has always seemed to be problematic, given that typically depreciation allowance follows several generally accepted computational methods. For example, "straight line depreciation" takes the asset purchase price less salvage value and divides the sum over the expected useful life of the asset. The rate study provided, however, takes the asset *future* replacement cost without salvage value deduct and allocates an annual associated expense as a cost driver. Without explanation under listed "assumptions" this is troubling, given that the majority of rate payers are prohibited by IRS regulation for assigning annual depreciation amounts in this manner. Future needed revenue increases should account for the increased cost of asset replacement in follow-on years. The issue being the study shows future rate increases at a defined percentage while the replacement cost(s) for assets has already been inflated at year of initial asset purchase.
- "It takes extra time and more volume to dump the additional bin"-you've based the proposed increase analysis on overall tonnage with costs allocated by all customers combined to derive at a bottom line cost. An extra bin (90-gallon container) does take additional time to service, however the additional "volume" has already been accounted for by the entire customer base, hence how does one allocate a "true cost" to the extra tote service based on your analysis? I can agree with additional time however additional capacity impacts are not expressly distinguished.

September 28, 2014

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- "Just have one service fee. No more trash and landfill fee". How can the Town justify increases to residential and commercial customer bases if true costs of providing the respective services are not available and allocated by differing customer bases? The customer may very well be indifferent or not have available time for a "line by line" review of costs being charged, and as such may only be interested in the "bottom line" trash bill amount. I have no exception with a "bottom line only" bill amount on the Town's invoice. I do have valid concerns that, if the Town does not allocate costs and revenues accurately "behind the scenes", it is nearly impossible to derive needed increases in rates broken out and allocated against those users generating the service impact.
- "Implement a GPS tracking system and camera"-the associated cost and benefit has not been substantiated. How many calls has the Town office received complaining of trash trucks exceeding the speed limit? Can't this issue be mitigated through customer outreach in the semi-annual Town newsletter at minimal expense? You've also indicated that GPS would provide the Town to dispatch the closest truck to the address calling for additional service. With so few trucks assigned to routes and with a geographic area as small as the Town's the outlay isn't substantiated.

There has also been reference to the commercial bin monthly rental fee as "not an industry standard" and should be abolished. I take exception to this fee "not being an industry standard", given that a simple Google search provides multiple returns for such a fee. This fee was implemented years ago to supply a revenue stream for the maintenance, purchase, and replacement of purchased 2-yard bins that the Town had previously not provided, as a service to the commercial base. Data supporting the elimination of this fee and the re-allocation of associated costs to the "per tip" commercial fee would be appreciated in its absence from the study provided.

I also feel compelled to share that having inside parking space for each trash truck is a luxury the Town's ratepayers cannot afford. "Industry standards" would more than likely show that the majority of vehicles across the country are housed outdoors when not in a maintenance bay for service. Comments that the Town could substantiate a dedicated transfer truck service from Gardnerville to the nearest landfill in order to reduce overall future cost impacts are also unrealistic, in my opinion.

Please do let me know if I may provide any additional information and thank you for your consideration of these comments. I appreciate your sharing with me any errors I may have made in reviewing the information you've provided-I very well might have made interpretational or computational errors. I appreciate the quick response you showed in providing the additional information.

Respectfully,



Jim Park

15-16

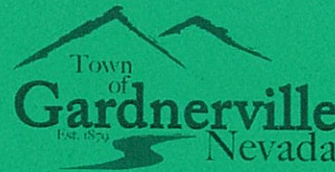
COMMENT LOG - TRASH SERVICE CHANGES 1/1/15 \$5 X-CAN FEE---1 BIN EMPTY A MONTH---ETC.

		Barbara Smallwood	9/5/14 Tom talked w/her about \$5 x-trash can fee	
1441	Edlesborough	David Morris	9/5/14 Marie took request to remove x-trash can - he never used it anyway so doesn't want to pay x-fee	
1372	Branden	tenant	9/5/14 Carol took request to remove x-trash can - tenant doesn't ever use it	
1517	Lasso	owner	9/8/14 Marie took request to remove x-trash can	
1345	Toiyabe	Maddy Buckley	9/8/14 Marie took request to remove x-trash can - it came with house, she never used it	
1519	Circle		9/10/14 Marie took request to remove x-trash can - never uses it	
1466	Cardiff	Sharol Dambrger	9/11/14 Marie talked w/her - she will order x-can removed before 1/1/15...never used it	
1489	Cardiff	tenant	9/11/14 Marie took request from lady to remove x-trash can - they never use it	
1433	N Marion Russell	Kathryn Kocian	9/11/14 Marie took request to remove x-trash can - they rarely use it	
1326	Chichester		9/12/14 Carol took request, lady will have x-can removed before 1/15, doesn't want to pay x-fee	
1302	Penn	Stacy Drinkwine	9/12/14 Marie took request to remove x-trash can - she hasn't used it in a long time	
1520	Wildrose	Linda Reid	9/16/14 Marie took request to remove x-trash can-she hasn't used since extended family moved out	
1486	Buckingham	Joely Machado	9/18/14 Marie took request to remove x-trash can - she has 2 because 1 went missing but then showed up, she never needed 2	
1309	White Ash	Wendy Mercadante	9/19/14 Marie took request to remove x-trash can - she never uses it anymore	
1517	Circle	Jeff Summers	9/23/14 Marie took request to remove x-trash can, his tenant next door will keep 2nd can despite changing fees	
1323	Granborough	Kim Ojeda	9/30/14 Marie took request - we will remove x-trash can before 1/1/15...she'll use for remodel/house cleaning till then	
1388	Kittyhawk	Greg Krupp	9/30/14 Marie took request - we will remove x-trash can, he doesn't need 2 any more	
1360	Guiness	Dennis Bruns	10/2/14 Carol took call - Dennis will drop off x-trash can at our yard	
1374	Toiyabe	Joyce Peterson	10/2/14 Marie took request to remove x-trash can from rental property on 10/8/14 - doesn't know if tenant uses, tenant isn't paying for trash	
1364	Chichester	new tenant	10/3/14 Marie took request to remove x-trash can - they only need 1 can, not enough trash generated for 2	

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Gardnerville Town Board

AGENDA ACTION SHEET



1. **For Possible Action:** Discussion to award, reject or modify Bid 2014-21 for the 2014 Annual Street Sealing; with public comment prior to Board action.

2. **Recommended Motion:** (To be provided at meeting)
Funds Available: ☐ Yes ☒ N/A

3. **Department:** Administration

Prepared by: Tom Dallaire

4. **Meeting Date:** October 7, 2014 **Time Requested:** 5 minutes

5. **Agenda:** ☐ Consent ☒ Administrative

Background Information: Bids are opening on October 3 at 2:00 p.m. The information was not available at the time board packets were put together. The information will be provided at the meeting.

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

7. **Board Action:**

☐ Approved ☐ Approved with Modifications
☐ Denied ☐ Continued

Gardnerville Town Board

AGENDA ACTION SHEET

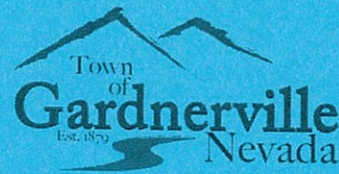


1. **Not For Possible Action:** Discussion on the Town Attorney's Monthly Report of activities for August 2014.
2. **Recommended Motion:** N/A
Funds Available: ☐ Yes ☒ N/A
3. **Department:** Administration

Prepared by: Tom Dallaire
4. **Meeting Date:** October 7, 2014 **Time Requested:** 5 minutes
5. **Agenda:** ☐ Consent ☒ Administrative
6. **Background Information:** Presented at meeting.
7. **Other Agency Review of Action:** ☐ Douglas County ☒ N/A
8. **Board Action:**
☐ Approved ☐ Approved with Modifications
☐ Denied ☐ Continued

Gardnerville Town Board

AGENDA ACTION SHEET



1. **Not For Possible Action:** Discussion on the Town Manager/Engineer's Monthly Report of activities for September 2014.

2. Recommended Motion: None required.

Funds Available: ☐ Yes ☒ N/A

3. Department: Administration

4. Prepared by: Tom Dallaire

5. Meeting Date: October 7, 2014 Time Requested: 20 minutes

6. Agenda: ☐ Consent ☒ Administrative

Background Information: See attached report.

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

8. Board Action:

☐ Approved ☐ Approved with Modifications
☐ Denied ☐ Continued



Linda Slater, Chairman
Lloyd Higuera, Vice Chairman
Ken Miller, Board Member
Mike Phillips, Board Member
Mary Wenner, Board Member

Town Manager Monthly Report October 2014 Board Meeting

- A. The Ranch to Gardnerville** - Geoff and I walked the project to see the new sidewalk and curb to identify cracking issues prior to opening the development up to the builder. The work looks great. The snaffle bit trail to the open space is done. There still needs to have a bollard and rocks installed to keep people from driving back there. There should be starting the large wetland pond construction project soon. They are not allowed to utilize this trail for access. There is a lot of concrete being replaced in Phase I. The striping is done throughout the entire project. Signage is still missing, street lights are in.
- B. Gardnerville Station (former Eagle Gas):** We will contract with Major this week after board approval. This will allow them to start their work on the site exploration and soils testing to determine the extent of the contamination.
- C. ADA Transition Plan-** I have the report from Nathan. We still need GIS to determine the ranking of importance to each non-compliant issue identified in the field study. But we will have the data next week. I was not able to meet with Eric before my travels. I plan again meeting with Eric this next week.
- D. Meeting with NDOT on crosswalk** - We need to provide NDOT with the property and apn numbers for each sidewalk modification for the proposed project. We are waiting on NDOT to get a contract to us with their proposed cost of the project. Acquiring right of way will slow the project down.
- E. Office Items:**
- A training for Seamless Docs will happen next week. Ordered pictures to be scanned from the museum for the community center. We will also get copies made to include in the town office. See the attached agreement
 - Attended the September 9 & 10th - CDBG summit. This was really helpful to determine programs offered to communities and getting to know others working to improve their communities. The state program is changing and we need to discuss some alternate projects partnering with Sharkeys. We did not anticipate the new census data. This is mandatory for the participating agency.
 - September 12th – 18th ICMA conference in Charlotte, North Carolina. This is one of my goals for this year. Well I met the goal. I am working on creating a directory of the slide shows of everything I attended and more. It was really good to hear from others that they all have similar issues and was a good way to hear how they were able to work through the issue.
 - September 23-25th Nevada League of Cities Conference – North Las Vegas. I think this was a good conference. Many large ticket issues were presented. The economic development going on in Ely is something to model. The NACO conference will be held their next year and Paula and I have been asked to be on an economic panel about main street and share with the counties what we are doing in Gardnerville and would be a great plug for the leagues BDR they are helping us with.