



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, September 2, 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.

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

PLEDGE OF ALLEGIANCE - Lloyd Higuera

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 August 2014 claims
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.



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. (approx. 10 minutes)
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. (approx. 10 minutes)
7. **For Possible Action:** 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. (approx. 20 minutes)
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. (approx. 20 minutes)
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. (approx. 15 minutes)
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. (approx. 15 minutes)
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. (approx. 10 minutes).
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. (approx. 10 minutes).
13. **Not For Possible Action:** Discussion on the Town Attorney's Monthly Report of activities for August 2014. (approx. 5 minutes)
14. **Not For Possible Action:** Discussion on the Town Manager/Engineer's Monthly Report of activities for August 2014. (approx. 20 minutes)

Bently Car Show & Battle of the Bands – September 6, 2014

Old Towne Days – September 13 & 14, 2014

Austin's House Poker Run – September 20, 2014

Oktoberfest – September 21, 2014

Next regular Town Board Meeting – October 7, 2014 - 4:30 PM Town Administrative Offices



GARDNERVILLE TOWN BOARD

Meeting Minutes

Linda Slater, Chairman
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Tuesday, August 5, 2014

4:30 p.m.

Gardnerville Town Hall

Chairman Slater called the meeting to order at 4:30 p.m. and made the determination a quorum was present. Tom Dallaire is not present. Geoff LaCost will be sitting in for Mr. Dallaire.

PRESENT:

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

Jim Hales, Town Attorney
Geoff LaCost, Civil Engineer 1
Carol Louthan, Office Manager Sr.

ABSENT:

Tom Dallaire, Town Manager

PLEDGE OF ALLEGIANCE- The pledge was led by Ken Miller.

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

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

Mr. Miller requested Item 11 be taken immediately after item 8 since he has to leave early.

Motion Higuera/Wenner to approve the agenda with the change Mr. Miller suggested.

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.

Chairman Slater corrected the spelling of Mr. De Mardahl in the July minutes to Demar Dahl.

Motion Higuera/Wenner to approve the July 1, 2014 minutes with the change to the name in item 10.

No public comment.

Upon call for the vote, motion carried.



PUBLIC INTEREST COMMENTS (No Action)

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Mr. Linderman commented about SeeClickFix.com, a web tool that allows residents to report nonemergency issues. If there is a group of people that have an interest, an HOA or a club that maintains something, any maintenance issues can be uploaded and staff that might be responsible can see those things to develop a priority list. It is a convenient way that people could provide feedback in a quick manner. Apparently there are free services available at that site.

Chairman Slater presented Mrs. Louthan with a plaque for 20 years with the Town of Gardnerville.

Chairman Slater represented the Town of Gardnerville on one of the selection boards in the search for the new county manager. Each panel was made up of a diverse group of people. Out of the 71 applicants it was narrowed to seven. All of the seven interviewed were more than qualified and very professional. The next step will be taking it to the board. They took a tour today of the community. The commissioners will meet individually with them tonight. On August 18 the board will do their formal reviews. All of the comments from the four panels will go to them for consideration. On August 21st the Board of Commissioners will make the final selection with October as being a possible start date.

Mr. Linderman did attend the public meeting last night with the candidates for county manager. Public comments were welcome at that meeting. I agreed that all seven were very good. There were four preferred over the other three. But it would be a hard decision for the board to make.

Chairman Slater believed the panels were very important. Each panel had a set of questions we asked each applicant. The panel I was on had a lot of questions geared toward the improvement districts and the towns, where you might have had another group that asked a lot of questions concerning development and tourism. It was very informative and they all interviewed great. Be interesting to see who they select.

Mr. Miller mentioned the two letters in the packet under correspondence. It's nice to see letters like that for our staff. It reflects back on us as a board.

CONSENT CALENDAR FOR POSSIBLE ACTION

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Mr. Miller would like to have items 4 and 5 pulled for review.

Motion Higuera/Miller to approve items 1, 2 and 3 and pull items 4 and 5 for discussion.

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 July 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.**
Pulled for discussion.
5. **For Possible Action: Approve Gardnerville Special Event Application for the 24th Annual Carson Valley Sertoma Oktoberfest scheduled for September 21, 2014 in Heritage Park, designated a Class II use per park use and reservation policy.**
Pulled for discussion.

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)

(Pulled from Consent Calendar)

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.**

Mr. Miller pointed out there are two discrepancies on the application: the contact line does not have a person's name. On the back side of the same application, it has for fire and emergency services plan that says ask Tom. Tom

who, number one, and if it is Tom Dallaire it could put ourselves in jeopardy. It is up to the applicant to draw up those plans according to the fire policy.

Motion Miller/Higuera to continue item 4 for one month to give the applicant time to draw up that fire plan and also supply a name.

No public comment.

Upon call for the vote, motion carried.

5.  **For Possible Action:** Approve Gardnerville Special Event Application for the 24th Annual Carson Valley Sertoma Oktoberfest scheduled for September 21, 2014 in Heritage Park, designated a Class II use per park use and reservation policy.

Mr. Miller noted on the last page it does not have a park deposit accounted for. That is required.

Mr. LaCost thought perhaps they could approve it based upon payment before the event.

Motion Miller/Higuera to approve the application at this time subject to the collection of the \$300 park deposit.

No public comment.

Upon call for the vote, motion carried.

ADMINISTRATIVE AGENDA

6.  **For Possible Action.** Discussion to approve Proclamation 2014P-02 recognizing the week of August 11th through August 17th, 2014 as Brain Injury Awareness week; with public comment prior to Board action.

Mr. Smith would like to thank the board. We've been doing this about 10 years. I brought some guests. Mr. Smith went over the background of his brain injury. My wife just had a brain injury. Mr. Smith asked Theresa and Josh Morros to speak.

Ms. Theresa Morros thanked the board for inviting them. Some facts about brain injury include 1.7 million people, including 475,000 children, sustain a TBI (traumatic brain injury) each year. 5.3 million individuals live with long lasting disability as a result from a brain injury. About 75 percent of TBI's are concussions or another form of a mild traumatic brain injury. Any type of jolt to the head needs to have prevention as soon as it happens.

Josh Morros thanked the board for allowing him to share his story. Imagine yourself in my shoes when I was 16, eating, breathing and sleeping for the dream, the youngest to ever become a professional motorcycle racer in off-road racing. At 16 I was asked to represent the USA in the prestigious ISDE, or what we call the Olympics of off road racing. I felt like I was on top of the world. Imagine within the blink of an eye it goes black. You hear voices and see light to wake from a coma 24 days later. I woke up paralyzed, not able to walk or talk. (a video was shown at this point in the meeting) It wasn't an injury you can bounce back from. I suffered an injury only 10 percent survive from and of that 10%, one percent have some sort of disability. I had to relearn everything. I pushed forward and found a breakthrough. My career as a professional motorcycle racer is sidelined since I can't take another hit to the head. In 2011 I rode my bicycle across the country 2788 miles for the Head Injury Association of America. I learned I wanted to be a voice by being a role model and inspiration to others to never give up. Nutrition and exercise allows your body to heal and recover quicker. Never just shake off an injury. Always put safety first. I always wore the best safety gear. As I continue, I am hoping to share my experience to make a difference. I'm encouraged to help create a safer environment for kids and I am honored to be a part of it. Thank you for allowing me to share. I appreciate the opportunity.

Chairman Slater presented Proclamation 2014P-02 to Mr. Smith, Josh Morros and Theresa Morros. a Proclamation by the Gardnerville Town Board recognizing the week of August 11th through August 17th 2014 as Brain Injury Awareness week.

Motion Miller/Higuera to approve Proclamation 2014P-02 recognizing the week of August 11 through 17 as Brain Injury Awareness week.

No public comment.

Upon call for the vote, motion carried.

7.  **Not for Possible Action: Discussion on the Main Street Program Manager's Monthly Report of activities for July 2014.**

Mr. Miller reported for Ms. Lochridge. The Basque mural paperwork has been submitted to the planning commission and public notice has been placed on the building. Hopefully we will see it by October or November on the wall. The recent event of July 4, final tabulations are not quite done yet. Tom and Paula are still working on those. We should continue item 8. The other item is Roger Sandmeier, husband of Carol Sandmeier (Main Street board member and Heritage Park Gardens founder), passed away after recent surgery. Carol has done so much work for the Main Street program. The service is August 15th. Roger was always there to support us at the garden and be there to cook and gopher for all of us. August 15th at the Presbyterian Center at Zephyr Point at 1:00 p.m. is the service if anyone would like to attend.

8.  **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.**

Motion Miller to continue item 8 because the final numbers are not in on that. I will say we had 81 runners this year versus 21 last year. We had four times the amount of people. The advertising helps on the radio.

Ms. Wenner seconded the motion.

No public comment.

Upon call for the vote, motion carried.

Chairman Slater informed everyone we are going to take item 11 before we continue on.

11.  **For Possible Action: Discussion on Draft Resolution 2014-01, a resolution by the Gardnerville Town Board adopting policy regarding opening invocations before meetings of the Town Board of Gardnerville; with public comment prior to Board action.**

Mr. Hales mentioned Mr. Rowe spent a lot of time on the resolution. He referred to the recent case Town of Greece versus Chambers where the Supreme Court supported public entities starting their meetings with a prayer. He went to other local governmental agencies, including the county, and took a look at their ordinances. From that he extracted what he needed and put together this resolution. He is quite comfortable that this resolution complies with the constitutional parameters. The resolution is not self-sustaining. It does require effort on the part of the board to reach out to all of the different religious organizations to invite them to come forward. It also presents the situation where someone may come and offer a thought or prayer that isn't in conformity with what other people in the audience may feel is appropriate. But you take one, you take all.

No public comment.

Vice-Chairman Higuera believed the resolution was very well done.

Ms. Wenner concurred, including the part where we decide in a year if we continue it.

Vice-Chairman Higuera asked if Mr. Miller was still up for putting this together.

Mr. Miller is, definitely. A start date would be the month of October. I have to put the list together and contact the individuals. If we try for September it might be too soon. We might miss somebody. I would hope that the local Record Courier would put an article in the paper about the resolution so it would be known to the public right away.

Mr. Hales advised you will have to publish the formal notice but your point is well taken.

Chairman Slater has read the well-written resolution and would commend town counsel for all the hard work and effort to bring forth a document that appears to be very fair and equitable. However, as I stated last month I agree with the comments that were raised by both sides. I still personally see this as a slippery slope for the town. I believe a moment of silence would be much more appropriate. I think the less controversy the town has to face, the better. If we start this it has to be reviewed each year. If it is not brought back next year and approved but it is the following year; we're not being consistent. To me a moment of silence is much more appropriate.

Mr. Philips would respectfully disagree with the chairman on this issue. I think the invocation is the way to go.

Mr. Miller hopes we could review this annually under the consent calendar unless there were comments that came up during the year. It is much more informal and doesn't bring the public issue every time. But it is on the agenda and it does point it out.

Ms. Wenner thought it would be a good thing to review it. I'm all for freedom of speech and freedom of religion. If we don't agree with it; that's our choice. I think it's okay for now. See what happens.

Vice-Chairman Higuera agrees with the majority of the board. A moment of reflection is good. We are talking about 90 seconds. I understand your concerns about the follow through. Ken has pledged to take this on. I realize he won't be around forever. I'm sure someone else will take up the cause. I am on board with the resolution.

Motion Miller/Higuera to adopt Resolution as presented by town counsel for the purpose of having opening invocation before meetings and to be reviewed annually.

No public comment.

Motion carried with Slater voting nay.

Mr. Hales will have the resolution for the board to sign after the meeting.

9.  **For Possible Action:** 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.

Mr. LaCost reported there have been a lot of changes on this project. Some of our concerns have been addressed and some were not. The new plan is in front of you. We have a presentation by Stephanie Hicks.

Ms. Stephanie Hicks, representing Jenuane Communities, the Esplanade at the Ranch multifamily project, was present. (A power point presentation was given on the project.)

Chairman Slater asked about tandem parking.

Ms. Hicks explained one car can't get out without the other car being moved.

Mr. LaCost asked about the trash totes. It doesn't seem like there is enough space to get one trash tote to each residence in those gaps. We need a three foot clearance in between trash totes. Is there enough room in those specified areas?

Ms. Hicks has not done the measurements. I didn't realize there was a three foot clearance concern. We are amenable to little paved sections where they can come out and put their totes that wouldn't be on the road.

Mr. LaCost felt with the widening of the road that problem is mostly resolved. But you don't want to put the totes in front of a driveway. I don't believe there is enough space to fit every tote for residents. I also have a concern for the radius along the corner of Cinch and Concho. It doesn't appear to be 25 feet. The trucks are 20 feet axle to axle. We need as much room as possible so we don't clip the water meter. Also Lasso Lane is being cut into to install the water main. Isn't there a fire hydrant just north that could be tapped into? We would like not to cut into Lasso.

Ms. Hicks understands the concerns. This is a preliminary design. As we move into site improvement permits, those considerations will be made. We want to prevent cutting into Lasso. I think that analysis still needs to be made.

Mr. Miller has a concern about no sidewalk unless it is a gated community. If there is no gate it is open to the public. That is a safety issue to have sidewalks so people are visible as cars back out.

Ms. Hicks stated the sidewalk is along the north side of Concho. They have the access until it's time to cross the street and then they can get to the sidewalk that goes into the home. There are a lot of multifamily developments that just have a drive aisle and you have an alley loaded product.

Mr. Philips thought they were trying to put too much in too small a space in this project. We will run into problems picking up garbage with the size of the streets. Overall I don't really care for the plan at all.

Chairman Slater asked if they wanted to have the RV's park in the driveways. Isn't it county code to have those located behind a fence?

Ms. Hicks believed that to be true in residential areas with single family units. It doesn't cover multifamily, which is why they require a storage unit facility within the development. That's what they are hoping to prevent. The parking spaces are scattered throughout the site.

Mr. Miller believed if you look at Winhaven, they have RV storage. I hesitate to look to an HOA to enforce no RV's on the site because what can they do other than levy some type of lien that might go on their property at the time. This plan doesn't allow that at all.

Mr. Rob Anderson, Anderson Engineering, pointed out with respect to the RV's, the project has a waiver. No RV spaces are required. We are asking for a waiver only as a ministerial action. The whole project already has that waived. In this instance those parties would have to make that accommodation. Geoff mentioned the radius. I would tell you we are involved in the design of a local project that requires the fire/ladder truck. We just went through the turning movements on similar width streets. Douglas County's fire truck will make that radius.

Mr. LaCost mentioned there are no widths on the plan for the corner of Cinch Trail and Concha Drive.

Mr. Anderson noted these are conceptual designs. Details like that will have to be addressed during the final design. This is a concept. Is this configuration acceptable? It meets Douglas County standards for multifamily.

Chairman Slater brought up the Town of Gardnerville has a Plan for Prosperity. This doesn't seem to fit into that concept. How do you justify that?

Mr. Anderson argued this is a private development. In the context of the town's Plan for Prosperity, that overall issue was addressed when the original project approvals came forward, albeit we have modified them two or three times to get through the process.

Ms. Wenner believed in Winhaven they have a section for visitor parking. I haven't seen any here.

Ms. Hicks pointed to the spaces on the plans. There is also parking on the bigger streets. I believe there are 10 spaces for parking in the development.

Mr. Philips asked if Cinch Drive had any sidewalks.

Ms. Hicks answered no. There are sidewalks on Lasso and Heybourne.

Mr. LaCost asked if there is a snow plan. With all the concrete in the area that needs to be cleared off. Is there a place for the snow?

Mr. Anderson answered in the streets.

Chairman Slater asked about the large buildings creating shaded areas.

Mr. Anderson suspects there could be ice. They would shovel the driveways just like you or I.

Mr. LaCost pointed out a lot of this came in at the last minute. The roads were widened. A lot of issues we had were addressed, but the design can also be continued and improved. The trash enclosures are an issue because of the spacing. Two yard bins may be a better option. I think that is what was approved two years ago. The design can still be refined more before approval.

Vice-Chairman Higuera agreed with Geoff. There are an awful lot of issues still unresolved. When you read the staff report there are quite a few valid concerns. The concerns deal with the Plan for Prosperity. There are still things to work out on the parking, RV, trash totes, trash trucks having enough room to get in. One of the staff recommendations was to continue the item to get it refined to the point where we can approve it.

Ms. Hicks stated there are a lot of things we are asking variances for. The reason is because the client has chosen to make the roads and provide driveways. The same size project could be created similar to Pebble Creek, which is a great project, but has drive aisles and parking lots. It doesn't have the feel of a single family residential development. Because of that choice, the applicant has to ask for variances because we don't meet county standards for roads. It might not meet the Plan for Prosperity as far as sidewalks, but connectivity, if you took those out and you didn't call them roads, considered them drive aisles, it would have connectivity that is not as good as this as far as pedestrian paths.

(Mr. Miller left the meeting at 5:45 p.m.)

Mr. Linderman thought if they were parking on the south side of the road and they have to cross to the north side in order to get to the sidewalk and cross back again to the south side to the person they are visiting, I cannot imagine they are going to use that sidewalk.

Mr. Dirk Goering, Douglas County Planning along with Hope Sullivan, Douglas County Planning Manager here on behalf of the county. County staff is here to listen to the comments, incorporate your comments and forward them on to the planning commission. One clarification is the density would meet county code. A private road is allowed if it meets county standard of a 37 foot width road. The applicant is requesting a variance to reduce that down to 28 with the most recent revisions. County code requires RV parking. County code requires five RV spaces would be required with this multifamily development. The applicant is asking for a variance to that. County code requires all parking spaces have unobstructed access to private or public road. That is why tandem parking is prohibited. The applicant is requesting a variance. County code states a continuous sidewalk system is required. The applicant has provided a sidewalk system and it is up to the town board and planning commission to see if it meets county code. Planned developments are allowed to request variances.

Public comment.

Ms. Cassandra Jones, resident of Chichester, is concerned about following the Plan for Prosperity. The plan was designed years ago to keep the community on a certain path and a certain character. There seems to be too much in too little space and the applicant is asking the town/county to bear the consequences of that and hope we can fix it later. A few of the things I don't think were discussed would include: if the parking is on the main streets then the town bears the consequences for the repairs for the extra wear and tear. By minimizing the width of the street and only having 10 parking spaces it is going to push guests to park on town roads at town expense to repair. I would be particularly concerned about the impact on the town in that way. One of the things our community has strived for is connectivity and walkability. This particular part of our town we have been pursuing the trail system. To have such difficult walking paths and at such a narrow width defeats the intent that we have tried to express through the Plan for Prosperity and through the trail system. I particularly, as a mother with small children, would love to see sidewalks I could walk with my children on. At four feet they are not wide enough to do that. In this particular case, while I appreciate the attempt to make connectivity between Lasso and Gilman with the sidewalk along the north edge of Concho, it makes no sense with where the guest parking is. If a guest needed to park at either of the three spaces near Lasso or the two spaces near Gilman, and yet reach buildings #11 or 12 on the south side, they have no way to get to the buildings in the middle without walking across the street, using the sidewalk on the north end and come back. It is actually a dangerous design for guest parking.

Ms. Lori Simpson, a resident of the Ranch, has some grave concerns. The first thing is there is an issue with school buses. At certain times of the day not only are the buses letting off massive amounts of children, but we have

parent pickup and traffic from Chichester. I don't think that has been addressed. One of the issues is there is always a police officer watching traffic. Right about the same time we have mail delivery and pickup on the street. I don't know how that will enhance livability for the people living in those units, not to mention whenever we have something at one of the parks we have mass parking problems because it's become so popular. There is just not enough room. I would beseech you to pause before you go forward in making any approval. There are multiple issues going on with the builder at this time and congressional investigation because of lack of responsibility and response. Also, the attorney general has spoken with the county in regards to this. The builder needs to go forward and be responsible for issues they have not addressed with the existing residents. I would ask you be patient as we are trying to be, so it can be worked out. When they just squeezed in and made more houses fit in, they somehow forgot to connect the sewers to the main sewer system. Too much is being squeezed into a small space. It can be done properly if there is responsible building. Right now I have doubts on that. I would just ask you look and be patient until there is resolution. I am waiting for the builder to work out resolution so they take care of the existing problems before they go forward with new projects.

Mr. Philips thought somebody dropped the ball at the county level. Someone inspected the sewer line and signed off on it.

Mr. Franklin Harry Ernst, resident at 1513 Lasso Lane. I am very pleased with the neighborhood. My first concern is the previous project has a ditch that is unimproved presently. Make sure that ditch gets improved before they build the additional units. Concha Drive will be a shortcut between Gilman and Lasso, unless you put in ways to discourage shortcuts. I am from Vallejo, California and I don't see the problems here that I see down there but the potential is there. The sidewalk is on the north side of Concha. Unit 4, as configured, has no place for landscaping so there is no privacy. You have a water meter that will get run over. If there are cars in the driveway and you have other cars trying to park that will be difficult. With narrower streets you will get a more intimate feel. There are some complications to work out. I think they are going at this as a cookie cutter approach and calling this high end. It is not high end. I own property there. The barbecue area will be an attractive place for people to hang out. That will be an invitation for kids to use that as a hangout.

Mr. LaCost asked if the Park ditch will be extended from Gilman to the Martin Slough.

Mr. Anderson answered no. The culvert is underneath Gilman already. The plans are approved. It is part of the Phase 1 permit. Improvements have been secured. It will extend from the existing irrigation ditch underneath Gilman southbound to the southwest corner of this development and then it matches natural grade and continues to flow along its historic channel. It will be done before certificate of occupancy. This project relies on that drainage.

Mr. LaCost asked if fill material will be brought in the same way as it has for the rest of the project? We have had a lot of complaints with trucks going through Chichester. Is there any plan to improve that? There are another 600 units or 500 units to do.

Mr. Anderson answered they will be coming off Lucerne. The north portion of the project is coming off of Buckeye or Lucerne. One of the things that has been discussed with Tom is the developer's interest in possibly converting these to slab on grade. You have a project approval in front of the town for a site improvement permit for excavating material within the wetland to create a wetland enhancement area that will further reduce the need for imported fill. I remind you this is a planned development and a design review. This process is designed to say in concept do the elevations and the site plan meet the general requirements of the town. My assertion is it does. To ask the developer to develop a level of plans that deal with all the specific issues precisely and discretely at this level is very difficult. Whether we use a two yard bin or a tote; whether or not somebody leaves it on the corner of the driveway; those types of details are premature at this point.

Mr. Linderman, as an RV owner, would really hate to see RV parking variances. I realize the whole development has one. I think that was a mistake.

Ms. Simpson commented one of the reasons we bought our house was the nature and the Martin Slough. Most of the people that buy homes there, that is what draws them. It feels like everything is being squeezed so tight. I don't know if there would be a way for everybody to be happy, but still enhance the area. It seems to me unethical to squeeze all this in and that is supposed to fit in the Valley Vision. How does that compliment it? There has to be a way not to compromise the original birth of the idea.

Mr. Glen Linderman felt the more he looks at this the barbecue area in the corner seems like that should be in the center, subtract the one house in the middle and put five along the north lane.

Mr. Philips pointed out if it was in the middle think of the traffic problems you would have.

No further public comment.

Vice-Chairman Higuera would like to continue this item.

Motion Higuera to continue this item and hold a special meeting in September after the engineer/developer/town and county staff have worked out the issues involved and the issues identified here at this meeting.

Mr. LaCost asked if they wanted to have a special meeting or discuss it at the regular board meeting.

Chairman Slater believed they could hear it at the next regular board meeting.

Vice-Chairman Higuera changed the motion from a special board meeting to the regular board meeting in September.

Mr. Anderson would ask if they are going to continue this item he would request a special meeting so they could get together and hopefully resolve things. If there needs to be further discussion at the regular board meeting we could do that. It would be much appreciated if you could accommodate that so we don't find ourselves here on the Tuesday before the planning commission and end up with another continuance.

Vice-Chairman Higuera withdrew the previous motion.

Motion Higuera/Philips to continue this item and hold a special meeting in August after the engineer/developer/town and county staff have worked out the issues that have been identified this evening at our meeting. Motion carried.

10.  **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.

Mr. Philips stated staff is recommending a motion to continue this also. I don't know if we want to get into further discussion.

Mr. LaCost advised one is contingent on the other.

Chairman Slater suggested continuing this to a special meeting in August.

Chairman Slater called for public comment.

Mr. Franklin Harry Ernest, would like his comments for item 9 to apply to this item as well. I do think that unit 4 is cramming it.

Ms. Simpson would heartfully, prayerfully, ask that you wait until we get some resolution on the existing issues with county legal team, builder, EPA and congressmen so we can go forward and know that all the other issues have been resolved. I would like all my comments to stand for this item as well.

No further public comment.

Motion Higuera/Philips to continue this item along with the previous item and hold a special meeting in August since this item is contingent on number 9 being approved. Motion carried.

11. **For Possible Action:** Discussion on Draft Resolution 2014-01, a resolution by the Gardnerville Town Board adopting policy regarding opening invocations before meetings of the Town Board of Gardnerville; with public comment prior to Board action.
(Taken earlier in the meeting)

12.  For Possible Action: Discussion on the health and sanitation department charges for service, funding and discussion of trash rates; with public comment prior to Board action.

Mr. LaCost reviewed it has been four years since the last rate increase. Our costs have steadily gone up and we have not raised rates. We are getting to the point where we will be unprofitable. Some of the issues are: 1. streamlining billing; 2. eliminate bin rental fees; 3. if scheduled for pickup, we charge for pickup; 4. a minimum of one monthly pickup; 5. eliminate the minimum monthly user on residential; 6. charge for the second residential tote.

Mr. Philips asked how they will track that. If they have two totes and only set one out.

Mr. LaCost answered if they have a second tote it will be \$5 a month. If they don't want a second tote we will pick it up. We should encourage greenwaste.

Chairman Slater asked if this would encourage those that have a little over full to try to put that in there and therefore the can won't be closed. We encourage people to clean up. We are going to be seeing a lot more open bins. I don't know if it will be worth the time and effort by having our men have potential problems that will only escalate as a family grows. One bin is fine for a small family but for \$5 I like the cleanliness.

Mr. LaCost pointed out Minden charges for a second bin. They charge \$3.90. Douglas Disposal charges full price for a second bin. By offering a second bin we are saying load us down with twice the amount of tonnage. By having a single bin we will be able to cut down the time on the route. If they don't want the service we can recycle the cans that are out there and won't have to buy as many for next year.

Chairman Slater asked if staff is proposing an increase in fees for residential.

Mr. LaCost answered both commercial and residential.

Chairman Slater reviewed the last time there was an increase it was for residential. It was not for commercial. Was that taken into consideration?

Mr. LaCost stated staff compared it to the other businesses to make it comparable. We wanted to be fair.

Mr. Philips has tried to charge for the second can every time the issue has come up,. If you want it you pay for it. If you don't, you don't.

Mr. LaCost mentioned it basically doubles the time on the routes. The last rate increase in commercial was \$21.96 to \$22.40 in 2009. In 2010 the residential went from \$51.50 to \$55.10. You can compare our rates to Minden's. We are charging \$55.10 and they are charging \$58.00. We are charging \$22.40 for commercial and they are charging \$24.00. Mr. LaCost gave a power point presentation on the different rate options staff is proposing. In the future we are shooting for one or two percent per year. We can bring this back next month and give you different options or different rate increases. I would like to hear your ideas on 10 year goals. Do we want to initiate a recycling program? Is that something we want to do?

Chairman Slater mentioned in the past it's always been laid at the feet of an outside agency to come in and perform.

Mr. Philips thought they should let private enterprise take that over. There was an entity that wanted to do recycling a few years ago.

Chairman Slater noted we do have the recycling bins located where people could utilize them already. I agree with Mike I think it should be a private enterprise that comes in separate from the town. The town has the duty to pick up the garbage and I don't think at this point in time it would be cost effective.

Vice Chairman Higuera believed Geoff had a point of keeping an eye on the Reno program and how it's going. Just keep studying that.

Ms. Wenner asked if it was a valley vision it would be worth it if everybody got involved, not just Gardnerville.

Mr. LaCost answered it would really hurt us if it was just Gardnerville. We don't have enough customers.

Vice Chairman Higuera agreed it was a 10 year goal to keep on the radar.

Mr. LaCost asked about the maintenance shop expansion. The vehicles are being left outside. We should consider expanding so our vehicles and equipment are inside. We are still waiting on a development behind Wal Mart. We'd like to negotiate a parcel of land so we can build. Is this something we would want to save for?

Chairman Slater shared Tom talked about this. I agreed that was one of the things he should pursue is working with the developers to be able to acquire property for expansion. You need to pursue it as opportunities arise. Keep the goals and bring them back.

Mr. LaCost mentioned another piece of property could almost be used as a transfer station holdover. If we wanted to run with a cheaper truck instead of using the trash trucks in 10 years we could have a semi with a dump on the back and use that as a transfer station. If we had a transfer station we could eliminate DDI.

Mr. Bob Pohlman thought if they were going to do something like that they should talk to Minden, if you want to create a temporary transfer station.

Mr. LaCost agreed this is something we need interlocal agreements and workshops. This is not something we can do on our own. As a community we can come together and reduce costs. We are still working on GPS tracking. If we can get the GPS working we can put it on the GIS program. We would like to streamline the routes so we know exactly what we picked up and what we haven't.

Chairman Slater thought the goals should stay on for the 10 year plan. Maybe as time evolves we can bring those back.

Public comment.

Mr. Bob Pohlman lives in Minden. You brought up the discussion about it's nice to have the town kept clean. One thing is a dumpster program like Minden has that several times a year you can have a dumpster for free. You can fill that dumpster up every day if you are doing a big project. It's also nice when someone moves into a house and has boxes.

Chairman Slater has talked to Tom about a dumpster being located in a certain place and it's free. Whatever extra items you may have you can utilize that bin to throw them away. That would take care of a lot of the problems of overflowing cans.

Mr. LaCost will follow any direction the board would like to go.

Mr. Pohlman assumes most commercial businesses save and compress cardboard. Ask Bently about their recycle bins at the gas station.

Ms. Cassandra Jones had a few questions about the rate spreadsheet. If you look at Option 4 and 5 the extra can line, option 4 attributes 811 users, but option 5 you anticipated on the same rate you would lose about a third of the users.

Mr. LaCost should have corrected Option 4 to also be 500. I am assuming not all residents who have a second bin will want to keep the second bin.

Ms. Cassandra Jones added if you use the same amount then you lose about \$5,000 in revenue on option 4. So it's roughly about \$78,000. If you take that same \$7,500 and look at option 2 you get revenue of about \$58,000 which is very close to option 5, and less of an increase. It applies the same 3 percent to the business users. My overall point is if you look at option 2, a 3% impact to the residential users instead of closer to a 4 or 6 percent, and you also institute the extra can charge, is just shy of what option 4 is estimated to produce. Another point, I would love to recycle. I would love to do that right now. I would be happy to pay extra for recycling because I'm already paying my mother-in-law for it. I would encourage the town to examine the profitability of that, whether it is something we can incorporate into the services that the town offers. I'm not so sure the public wouldn't absorb a modest fee for that type of service.

Mr. Ernst didn't plan to speak on this but garbage is important to get rid of. In California I reluctantly accepted recycling. I put out a green, blue and a trash bin. I found out the trash rates actually went down. I've trained myself

to recycle. I save all the plastic, cardboard, glass and metal. There are nonprofits that will recycle goods and pay you for it.

Mr. Linderman remembered last time the town raised the rates I came. I asked Tom why you don't charge for a second can. He said if we charge for the second can there will be people who will stuff the can full rather than pay the extra charge. Then the trash will not come out of the can because it will be so packed. Three, four, five percent after four years, that's okay. The long term goals are okay. Recycling is a good idea if it can be done at a break even or slight increase.

No further public comment.

Mr. Philips liked the idea of streamlining things. I didn't realize there were so many things you could do to improve it. We should work on that.

Vice-Chairman Higuera asked if staff's recommendation is option 5.

Mr. LaCost explained when Tom went on vacation we had options 1 through 4. I went through the budget one more time and I thought the reduction of the commercial rate by 20 cents was acceptable to take away the sting from the commercial. I was recommending option 5. At this moment in time Tom is recommending option 4.

Mr. Philips liked option 4.

Mr. LaCost will go back and move numbers around if you are leaning towards two options or two options with changes. We can revisit it next month and get additional comments. I think the public has a deep impact on what their rates are. Options 4 and 5 are staff approved.

Ms. Wenner agreed with Mike. I like option 4.

Vice-Chairman Higuera also agreed option 4 gives room to grow and accomplish our 10 year goals.

Chairman Slater would like to see this come back on a yearly basis so we're not constantly dinging the public with a large increase where a smaller one would be more palatable.

Mr. Philips thought we had been avoiding it because of the downturn in the economy. We're starting to go the other way now.

Chairman Slater stated the business needs to pay for itself. If it's not meeting the expectations then this is necessary.

Vice-Chairman Higuera agreed with option 4.

Motion Higuera/Wenner to approve the 2014 staff streamlined recommendations, the 10 year goals and option number 4 on the trash rates.

Mr. Philips asked if we needed to revisit this or do this one time.

Mr. Hales advised you do if it is a budget item. I can't tell you you will not have to come back again. I will talk to Mike.

Upon call for the vote, motion carried.

(Five minutes break taken. Meeting resumed 7:20 p.m.)

13.  For Possible Action: Discussion to approve ten (10) Gardnerville pictures to be enlarged and hung in the Douglas County Community Center; with public comment prior to Board action.

Mr. LaCost tallied the votes and the winners are 1, 3, 4, 5, 8, 14, 17, 19, 37, 42, 43, and 29. Those were all the pictures that had more than one vote. That gives us two spares.

Vice Chairman Higuera suggested adding the picture that is on the wall taken in 2002. Maybe put the Hellwinkel barn in reserve.

Mr. LaCost will also consider #39. That should round it out to 15 assuming Tom agrees. If these pictures don't look well blown up we will make adjustments as necessary. If completely blurry there's no point.

Chairman Slater called for public comment.

Mr. Pohlman stated our lodge would like picture 39 be put in. It's the best picture we could find that shows the lodge. Our board of trustees would be willing to pay \$200 towards putting that in. The building is 100 years old. We will be doing the cornerstone next month at the community center on the second Tuesday in the afternoon, September the 9th. We will be doing the high school sometime. We're concerned they will bury the cornerstone with the new construction.

No further public comment.

Motion Higuera/Wenner to approve the picks of the board and the spares for the Gardnerville pictures be enlarged and hung in the Douglas County Community Center. Motion carried.

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

Mr. Hales reported he spoke with Mr. Rowe. The predominant work done this month was in the resolution which has already been discussed.

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

Mr. LaCost reviewed we did inspect two homes for sidewalks and curbs so people can move in. We have not accepted the whole project but we did allow people to move into their homes. I also accepted a couple of sidewalks and curbs yesterday or the day before so people could move in. We don't want to stop people from moving in but the roads will not be accepted until everything is done. The Hellwinkel channel, Tom filled out the county application and is working on the Army Corp application. I have a meeting on Tuesday with NV Energy to finish out the design work to move all the power lines underground. Once they are underground we will be able to put out to bid the project itself. We are continuing to move forward. The environmental impact study is almost complete for the Gardnerville Station. We met with the county and Candace to discuss project timing. We are still waiting on NDEP for final approval to get the underground investigation done. We repaired a couple of sidewalks: one in front of Anker car wash; one in front of Heritage Bank and a piece of concrete in Gardner Park. Next week Sierra Nevada Construction is pouring concrete in front of the psychologist building. The garage on Hussman, we had a notice they were ripping out curbs and gutters and putting in a garage. The contractor came over and we gave them guidance so the new sidewalk and curb will be ADA compliant. Geoff went over Tom's report under office items.

Chairman Slater has the local government affairs BDR topics and the committee's responses as to where they may go.

Mr. LaCost and Mr. Dallaire spent a lot of time on the health and sanitation rate study. That's why we were asking for direction. Let us know if you come up with any other streamlining opportunities and we can bring it up in smaller increments. We will be doing a presentation at the Chichester HOA on August 23 at CVI.

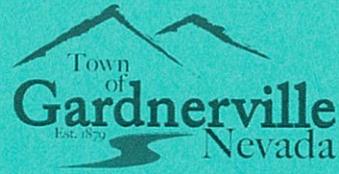
Meeting adjourned at 7:40 p.m.

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:** September 2, 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

Louthan, Carol

From: vickiejroberts@gmail.com
Sent: Monday, August 04, 2014 10:03 AM
To: Louthan, Carol
Subject: School is starting

And a few trees on the Toler Ave sidewalk before Gardnerville Elementary need branch trimming for children's eye and face safety....Limbs are hanging down next to the yellow/black pedestrian crossing ahead and again after the black and white 15 mi speed limit sign.

The working crew did a terrific very fast and efficient job cleaning up our neglected street a few weeks ago when a neighbor inquired if the manager would ever direct them to clean up the over growing weeds etc this year. But, unless you actually walk it the limbs aren't noticeable so easy to miss. Please take a few minutes to cut them for safety's sake. Thanks.

The street might be a continuing total mess of if weren't for community church volunteers and volunteer Boy Scouts doing all that clean up, planting, and installing doggie .waste bags and containers few years ago. Their hard work is valued by residents.

Before you acquire even more properties, taking them off the tax rolls, I request you hold public participation gatherings for tax-payers and interested citizens with persuasive planning information on how you will responsibly pay for purchase, landscaping and maintenance. Thank you.

Victoria J. Roberts
Sent from my iPad.

Louthan, Carol

From: vickiejroberts@gmail.com
Sent: Monday, August 04, 2014 10:04 AM
To: Louthan, Carol
Subject: Aug 5 Agenda item #11 and. #12

#11.....OPENING INVOCATIONS: Sounds conventional but will you be required to include all religious persuasions to participate? A better idea : board members take turns reading the Mission Statement before each meeting. How many of you have read it recently?

#12.....INCREASING GARBAGE RATES: as you are raising rates yet again, please do not add a credit card payment fee.

Thank you for your attention, Victoria J Roberts, resident and taxpayer
Copies
Sent from my iPad

Washoe Tribe of Nevada and California



August 14, 2014

Tom Dallaire PE, Town Manager
Town of Gardnerville
1407 Highway 395 N.
Gardnerville, NV 89410

Re: Washoe Tribe of Nevada and California's Proposed Travel Plaza

Dear Mr. Dallaire:

The Washoe Tribe of Nevada and California ("Washoe Tribe") is pleased to inform you about our exploration of the potential construction of a travel plaza with a small gaming component on U.S. 395, north of the Tribe's existing tribal headquarters.

The Tribe has been working on developing this project to further the Tribe's economic development over the past year. The Tribe believes the project will be beneficial to the surrounding community. We believe up to 100 new jobs could be created by our project.

We have been working with the Nevada Department of Transportation to ensure access to the project is safe. Over the next 30 days the Tribe will be scheduling meetings to start the permitting process and to seek services from local agencies. We have hired RO Anderson and Ceiba Legal, LLP to assist us in these endeavors. These tasks are needed in order for the Tribe to obtain financing for the project. The Tribe hopes to secure financing by the end of the year.

Please note that RO Anderson and Ceiba Legal, LLP have the Tribe's authorization to act as the Tribe's agents in interactions with you and the Town of Gardnerville. However, any and all official actions by the Washoe Tribe would continue to go through our Tribal Council. Please do not hesitate to contact me. You may also reach Jeremy Hutchings of RO Anderson at (775) 215-5010 or Little Fawn Boland of Ceiba Legal, LLP at (415) 684-7670 x101.

Thank you,

A handwritten signature in blue ink, appearing to read "Darrel D. Kizer".

Darrel D. Kizer, Chairman
Washoe Tribe of Nevada and California

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RESOLUTION 2014-01
THE TOWN BOARD OF GARDNERVILLE'S
INVOCATION POLICY

The Town Board of Gardnerville makes it a policy to invite members of the clergy, religious representatives and representatives of other benevolent organizations in Gardnerville and Douglas County to voluntarily offer an invocation before the beginning of its regular and special meetings at which the Board may take action, for the benefit, blessing, wisdom and guidance of the Board. Any leader of a religious congregation or representative of a benevolent organization with an established presence in the local community, any chaplain for one of the local fire department, law enforcement agency or military units, are eligible to offer this important service at an upcoming meeting of the Board.

Any organization or individual willing to assist the Board in this regard, please send a written request at your earliest convenience to the Town of Gardnerville at 1407 Hwy. 395, Gardnerville, Nevada. Persons delivering the invocation are scheduled on a first-come, first-serve basis. The dates of the Board's scheduled regular meetings for the upcoming year are established by policy and are listed on the Board's website. Special meetings, when called, will be posted on the Board's website as soon as the Board determines to conduct a special meeting. If you have a preference among the dates, please state that request in your written request.

This opportunity is voluntary, and you are free to offer the invocation according to the dictates of your own conscience. To maintain a spirit of respect and ecumenism, the Board requests only that the opportunity not be exploited as an effort to convert others to the particular faith of the invocation speaker, nor to disparage any faith or belief different than that of the invocation speaker, nor to disparage any person by name or by inference.
Town Board of Gardnerville
Chairman

Pub: August 22, 2014

Ad#10481388

Client Name: 10481388
Advertiser: Sierra Nevada Media Group
Section/Page/Zone: A/A023/
Description: Resolution 2014-01
Ad Number: 10481388
Insertion Number: 2 x 49
Size: B&W
Color Type:
Publication Date: 08/22/2014
The E-Sheet(R) is provided as conclusive evidence that the ad appeared in the date and page indicated. You may not create derivative works, or in any way exploit or repurpose any content.

seconds W, a distance of 1,870 feet. Water was used for municipal purposes from January 1st to December 31st of each year.

Jason King, P.E. State Engineer
Pub: August 8, 15, 22, 29, 2014 Ad#10434203

APPLICATION FOR WATER NO. 84118

NOTICE IS HEREBY GIVEN, that on the 9th day of July 2014 The Town of Minden of Nevada made application to the State Engineer of Nevada for permission to change the point of diversion and place of use of 0.0015 c.f.s. of water heretofore appropriated under Permit 71959. Water will be diverted from an underground source at a point located within the SE1/4 SW1/4, Section 20, T13N, R20E, MDB&M, or at a point from which the S1/4 corner of said Section 20 bears S 63 degrees 35 minutes E., a distance of 371 feet (approx. 1 mile N of downtown Minden, Nevada). Water will be used for municipal purposes from January 1st to December 31st of each year. The existing point of diversion is located within the SE1/4 NE1/4 of Section 17, T13N, R20E, MDB&M, or at a point from which the C1/4 corner of said Section 17 bears S 86

degrees 50 minutes 38 seconds W, a distance of 1,870 feet. Water was used for municipal purposes from January 1st to December 31st of each year.

Jason King, P.E. State Engineer
Pub: August 8, 15, 22, 29, 2014 Ad#10434224

APPLICATION FOR WATER NO. 84119

NOTICE IS HEREBY GIVEN, that on the 9th day of July 2014 The Town of Minden of Nevada made application to the State Engineer of Nevada for permission to change the point of diversion, place and manner of use of 0.023 c.f.s. of water heretofore appropriated under Permit 78926. Water will be diverted from an underground source at a point located within the SE1/4 SW1/4, Section 20, T13N, R20E, MDB&M, or at a point from which the S1/4 corner of said Section 20 bears S 63 degrees 35 minutes E., a distance of 371 feet (approx. 1 mile N of downtown Minden, Nevada). Water will be used for municipal purposes from January 1st to December 31st of each year. The existing point of diversion is located within the SE1/4 NE1/4 of Section 17, T13N, R20E, MDB&M, or at a point from which the C1/4 corner of said

Section 17 bears S 86 degrees 50 minutes 38 seconds W, a distance of 1,870 feet. Water was used for quasi-municipal purposes from January 1st to December 31st of each year.

Jason King, P.E. State Engineer
Pub: August 8, 15, 22, 29, 2014 Ad#10434246

APPLICATION FOR WATER NO. 84202

NOTICE IS HEREBY GIVEN, that on the 31st day of July 2014 Duncan G. Gering of Minden, Nevada made application to the State Engineer of Nevada for permission to change the point of diversion and place of use of 0.00504 c.f.s. a portion of water heretofore appropriated under Permit 84613. Water will be diverted from an underground source at a point located within the NE1/4 NE1/4 of Section 18, T13N, R20E, MDB&M, or at a point from which the NE corner of said Section 18 bears N 55 degrees 11 minutes E., a distance of 1,194.0 feet (approx. 1/4 mile E of the intersection of U.S. Highway 395 and Genoa Lane, N of Minden, Nevada). Water will be used for irrigation and domestic purposes from January 1st to December 31st of each year. The existing point of diversion was located within the NE1/4 NE1/4 of Section 31, T12N, R20E, MDB&M, or at a point from which the E1/4 corner of said Section 31 bears S 08 degrees 39 minutes 02 seconds E., a distance of 1,849.88 feet.

Jason King, P.E. State Engineer
Pub: August 22, 29, September 5, 12, 2014 Ad#10479809

CASE NO. 14-PB-0090 DEPT. NO. 11

IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA IN AND FOR THE COUNTY OF DOUGLAS

In the Matter of the Estate of MILDRED MARY CHERB, Deceased.

NOTICE TO CREDITORS

Notice is hereby given that Petitioner Sandra Cherb, has been duly appointed and qualified by the above-entitled Court, on the 18th day of August, 2014, as Executor of the Estate of Mildred Mary Cherb, deceased.

Further details concerning this Petition can be obtained by reviewing the court file at the Office of the Ninth Judicial District Court Clerk, or by contacting the Petitioners or the attorney for the Petitioners whose name, address, and telephone number is:

Ms. NANCY REY JACKSON, ESQ.
Backpacking at tahoe.com

Dated this 18th day of August, 2014.

Pub: August 15, 22, 2014 Ad#10463073

Public Works Project Identifying Number DO-2014-183

NOTICE OF PUBLIC HEARING

MASTER PLAN AMENDMENT

This notice is to advise of a meeting of the Douglas County Board of Commissioners to be held on Thursday, September 4, 2014 beginning at 1:00 p.m., for a Master Plan Amendment noted below. The meeting will be held in the Douglas County Commissioner Meeting Room of the Douglas County Administrative Building, 1616 Eighth Street, Minden, Nevada. This application will be considered under the Public Hearing portion of the meeting and any additional items to be considered by the Board. Please consult the Douglas County Clerk's office at (775) 782-9014 for a final Board of Commissioner's agenda.

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 Clerk's office in writing at Post Office Box 219, Minden, Nevada 89423 or by calling (775) 782-9014 at least 20 hours in advance.

The final agenda is also posted on the County's website at: www.douglascountynv.gov. All items will include discussion and possible action to approve, modify, deny, or continue.

For possible action. Discussion to adopt BOC Resolution #2014R-061, a Master Plan Amendment (ref. DA 14-012), to (f) adopt the 2014 Douglas County Bike Plan, funded and prepared by the Nevada Department of Transportation (NDOT), effecting areas outside the Tahoe Basin, and updating certain figures and text from the 2003 Comprehensive Trails Plan, and (2) amending the 2011 Douglas County Master Plan, updating Map 5.8 The Comprehensive 2003 Trails Plan and text within Chapter 5 Transportation Elements, specifically by introduction and Bicycle/Pedestrian/Trails Planning sections. The Board of Commissioners may adopt, adopt with modifications, or deny the request.

Case Planner: Dirk Goering, AICP (775) 782-6212 dgoering@co.douglas.nv.us

Pub: August 22, 2014 Ad#10480378

Nevada State Bar No. 3648
1591 Mono Avenue Minden, NV 89423 (775) 782-4611
Attorney for the Petitioner
Pub: August 22, 29, September 5, 2014 Ad#10481581

CASE NO. 14-PB-0087 DEPT. NO. 11

IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA IN AND FOR THE COUNTY OF DOUGLAS

IN THE MATTER OF THE ESTATE OF ALLAN R. WALKER, Deceased.

Hearing Date: September 9, 2014 Hearing Time: 1:30 p.m.

AMENDED NOTICE OF HEARING OF PETITION FOR PROBATE OF ESTATE, AND ISSUANCE OF LETTERS OF ADMINISTRATION UNDER THE INDEPENDENT ADMINISTRATION OF ESTATES ACT

NOTICE IS HEREBY GIVEN THAT THOMAS L. WALKER and MONIQUE L. MEINERT have filed in this Court a Petition for Probate of Estate and for Issuance of Letters of Administration for the estate of ALLAN R. WALKER, deceased, and a hearing has been set for Tuesday, the 9th day of September, 2014, at 1:30 p.m. in Department 11 of the above-entitled court which is located at 1625 Eighth Street, Minden, Nevada 89423.

The undersigned is the authority to administer the estate under the Independent Administration of Estates Act. This will avoid the need to obtain court approval for many actions taken in connection with the estate. However, before taking certain actions, the personal representative will be required to give notice to interested persons unless they have waived notice or have consented to the proposed action.

Independent administration authority will be granted unless good cause is shown why it should not be.

All persons interested in the estate are notified to appear and show cause why the petition should not be granted.

Further details concerning this Petition can be obtained by reviewing the court file at the Office of the Ninth Judicial District Court Clerk, or by contacting the Petitioners or the attorney for the Petitioners whose name, address, and telephone number is:

Patrick M. Mooney, Esq. SINAL, SCHROEDER, MOONEY, BOETSCH, BRADLEY & PACE
448 Hill Street Reno, Nevada 89501 775-323-5178

Pub: August 22, 29, 2014 Ad#10477665

CASE NO. 14-PB-0090 DEPT. NO. 11

IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA IN AND FOR THE COUNTY OF DOUGLAS

In the Matter of the Estate of MILDRED MARY CHERB, Deceased.

NOTICE TO CREDITORS

Notice is hereby given that Petitioner Sandra Cherb, has been duly appointed and qualified by the above-entitled Court, on the 18th day of August, 2014, as Executor of the Estate of Mildred Mary Cherb, deceased.

Further details concerning this Petition can be obtained by reviewing the court file at the Office of the Ninth Judicial District Court Clerk, or by contacting the Petitioners or the attorney for the Petitioners whose name, address, and telephone number is:

Ms. NANCY REY JACKSON, ESQ.
Backpacking at tahoe.com

Dated this 18th day of August, 2014.

Pub: August 15, 22, 2014 Ad#10463073

Public Works Project Identifying Number DO-2014-183

NOTICE OF PUBLIC HEARING

MASTER PLAN AMENDMENT

This notice is to advise of a meeting of the Douglas County Board of Commissioners to be held on Thursday, September 4, 2014 beginning at 1:00 p.m., for a Master Plan Amendment noted below. The meeting will be held in the Douglas County Commissioner Meeting Room of the Douglas County Administrative Building, 1616 Eighth Street, Minden, Nevada. This application will be considered under the Public Hearing portion of the meeting and any additional items to be considered by the Board. Please consult the Douglas County Clerk's office at (775) 782-9014 for a final Board of Commissioner's agenda.

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 Clerk's office in writing at Post Office Box 219, Minden, Nevada 89423 or by calling (775) 782-9014 at least 20 hours in advance.

The final agenda is also posted on the County's website at: www.douglascountynv.gov. All items will include discussion and possible action to approve, modify, deny, or continue.

For possible action. Discussion to adopt BOC Resolution #2014R-061, a Master Plan Amendment (ref. DA 14-012), to (f) adopt the 2014 Douglas County Bike Plan, funded and prepared by the Nevada Department of Transportation (NDOT), effecting areas outside the Tahoe Basin, and updating certain figures and text from the 2003 Comprehensive Trails Plan, and (2) amending the 2011 Douglas County Master Plan, updating Map 5.8 The Comprehensive 2003 Trails Plan and text within Chapter 5 Transportation Elements, specifically by introduction and Bicycle/Pedestrian/Trails Planning sections. The Board of Commissioners may adopt, adopt with modifications, or deny the request.

Case Planner: Dirk Goering, AICP (775) 782-6212 dgoering@co.douglas.nv.us

Pub: August 22, 2014 Ad#10480378

DATED this 14th day of August, 2014.
TED J. ANDREWS, Esq. CLERK OF THE COURT
By D. Moenan Deputy Clerk
Pub: August 20, 22, 29, 2014 Ad#10489235

CASE NO. 14-PB-0090 DEPT. NO. 11

IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA IN AND FOR THE COUNTY OF DOUGLAS

In the Matter of the Estate of MICHAEL ANTHONY CAVANAUGH, Deceased.

NOTICE OF HEARING ON PETITION FOR PROBATE OF WILL AND FOR ISSUANCE OF LETTERS TESTAMENTARY

NOTICE IS HEREBY GIVEN THAT Petitioner, JODI DELGADO, having filed in this court a Petition for Probate of Will and for Issuance of Letters Testamentary, the hearing of the same has been set for the 8th day of September, 2014, at 1:30 o'clock p.m. of said day, at the court house in Douglas County located in the Law Enforcement and Judicial Center Building, 1038 Buckeye Road in Minden, Nevada, and all persons interested in said estate are notified then and there to appear and show cause, if any they have, why the petition should not be granted.

Dated this 14th day of August, 2014.

Ms. NANCY REY JACKSON, ESQ. Nevada State Bar No. 3648
1591 Mono Avenue Minden, NV 89423 (775) 782-4611
Attorney for Petitioner

Pub: August 20, 22, 29, 2014 Ad#10477665

IN THE MATTER OF THE ESTATE OF THOMAS L. STRONCER TRUST DATED MAY 30, 2007

NOTICE TO CREDITORS

NOTICE IS HEREBY GIVEN that the undersigned is the duly appointed and qualified Trustee of the Thomas L. Stroncer Trust dated May 30, 2007, a subsequently amended trust.

Thomas L. Stroncer the Settlor of said Trust died on May 13, 2014.

A creditor having a claim against the Trust estate must file a claim with the undersigned at the address given below:

Rebecca Clark
4521 Gentry Lane Carson City, NV 89701

within 90 days after the first publication of this notice.

Dated this 13th day of August, 2014.

Rebecca Clark

Pub: August 17, 22, 29, 2014 Ad#10468815

IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA IN AND FOR THE COUNTY OF DOUGLAS

Case No. 14CV0149 Dept. No. 1

In the Matter of the Petition of Jordan T. Andrews-Cassey, For a Change of Name, Jordan T. Cassey

NOTICE

On the 29th day of July, 2014, a Petition was filed in the above-entitled Court by Jordan T. Andrews-Cassey requesting that the Court legally change his/her present name of Jordan T. Andrews-Cassey to Jordan T. Cassey.

Any opposition to the Petition should be filed with the above-entitled

Court within ten (10) days of the final publication of this Notice. The document does not contain the Social Security number of any person. DATED this 29th day of July, 2014.

Ted Thran Clerk of the Court

Pub: 08/08/14, 08/15/14, 08/22/14 Ad# 10428737

SUPERIOR COURT OF CALIFORNIA, COUNTY OF ALPINE

14777 State Route 89 P.O. Box 518 Markleville, CA

NOTICE OF PETITION TO ADMINISTER ESTATE OF ROGER JOEL TEST

Case No.: P141982

1. To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both of: Roger Joel Test

2. A PETITION FOR PROBATE has been filed by E. Allen Test in the Superior Court of California, County of Alpine.

3. THE PETITION FOR PROBATE requests that: E. Allen Test be appointed as the sole personal representative to administer the estate of the decedent.

5. The Petition requests authority to administer the estate under the independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking any very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.)

6. AA HEARING on the PETITION will be held on 09/03/14, at 10:00 a.m. in Dept. located at Superior Court of Alpine, County of Alpine, Ad. dress of Court: same as noted above.

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within four months from the date of first issuance of letters as provided in Probate Code SECTION 9100. The time for filing claims will not expire before four months from the hearing date noticed above.

9. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

10. Petitioner

Pub: 08/08/14, 08/15/14, 08/22/14 Ad# 10425747

CLASSIFIEDS

work 775.881.7701 Toll Free: 877.995.9701

RESOLUTION 2014-01 THE TOWN BOARD OF GARDNERVILLE'S INVOCATION POLICY

The Town Board of Gardnerville makes it a policy to invite members of the clergy, religious representatives and representatives of other benevolent organizations in Gardnerville and Douglas County to voluntarily offer an invocation before the beginning of its regular and special meetings at which the Board may take action, for the benefit, blessing, wisdom and guidance of the Board. Any leader of a religious congregation or other benevolent organization with a ministerial or established presence in the local community, any chaplain for one of the local fire department, law enforcement agency or military units, are eligible to offer this important service at an upcoming meeting of the Board.

Any organization or individual willing to assist the Board in this regard, please send a written request to your closest convenience to the Town of Gardnerville at 1407 Hwy 395, Gardnerville, Nevada. Persons delivering the invocation are scheduled on a first-come, first-serve basis. The dates of the Board's scheduled regular meetings for the upcoming year are established by policy and are listed on the Board's website. Special meetings, when called, will be posted on the Board's website as soon as the Board determines to conduct a special meeting. If you have a preference as to the dates, please state that request in your written request.

This opportunity is voluntary, and you are free to offer the invocation according to the dictates of your own conscience. The Board requests only that the opportunity not be exploited as an effort to convert others to the particular faith of the invocation speaker, nor to disparage any faith or belief different than that of the invocation speaker, nor to disparage any person by name or inference.

This Board of Gardnerville Chairman

Pub: August 22, 2014 Ad#10461398

NOTICE OF TRUSTEE'S SALE NDCS File No. 13-00714-US-NV Title Order No. 130113680-NV-APO APN No. 1420-28-81-037 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 1/26/2012 UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. Notice is hereby given that National Default Servicing Corporation as trustee (or successor trustee, or substituted trustee), pursuant to the Deed of Trust executed by William G. Smith, an unmarried man, dated 1/26/2012 and recorded 1/29/2012 as Instrument No. 842369 for Book Page 7460 (Page) of the Official Records of Douglas County, State of NV, and pursuant to the Notice of Default and Election to Sell thereunder recorded 05/12/2014 as Instrument No. 842369 for Book Page 7460 of the Official Records. Date and Time of Sale: 09/17/2014 at 1:00 PM Place of Sale: At the Douglas County Courthouse located at 1038 Buckeye Road, Minden, NV 89423 Property will be sold to the highest bidder for cash in the form which are lawful under the United States, payable in full at time of sale, all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated at the street address and other information described in Lot 9, of SARATOGA HEIGHTS SUBDIVISION UNIT No. 1, according to the map thereof, filed in the office of the County Recorder of Douglas County, Nevada, on May 15, 1961, as Instrument No. 842369 for Book Page 7460 of the Official Records. Date and Time of Sale: 09/17/2014 at 1:00 PM Place of Sale: At the Douglas County Courthouse located at 1038 Buckeye Road, Minden, NV 89423 Property will be sold to the highest bidder for cash in the form which are lawful under the United States, payable in full at time of sale, all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated at the street address and other information described in Lot 9, of SARATOGA HEIGHTS SUBDIVISION UNIT No. 1, according to the map thereof, filed in the office of the County Recorder of Douglas County, Nevada, on May 15, 1961, as Instrument No. 842369 for Book Page 7460 of the Official Records. 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Church Directory for Town of Gardnerville

Calvery Chapel Carson Valley

775-265-3259

Christ Presbyteian Church

775-782-3781

Dayspring Christian Assembly

775-265-3544

Fountainhead Foursquare Church

775-267-4440

Full Gospel Fellowship

775-265-1953

Grace Community Church

775-782-6516

High Sierra Fellowship

775-782-7486

St Gall Catholic Church

775-782-3930

Shepherd of Sierra Lutheran

775-267-3680

Damascus Road Christian Assembly

775-265-3544

Johnson Lane Baptist

775-267-9590

Hilltop Community Church

775-265-3020

Lifepoint Church

775-267-0151

Church of Latter Day Saints

775-782-7890

Coventry Cross Episcopal

775-782-4161

Cornerstone Christian

775-783-1444

Jehovah's Witnesses

775-265-5481

Trinity Lutheran

775-782-8153

Carson Valley Methodist

775-782-4600

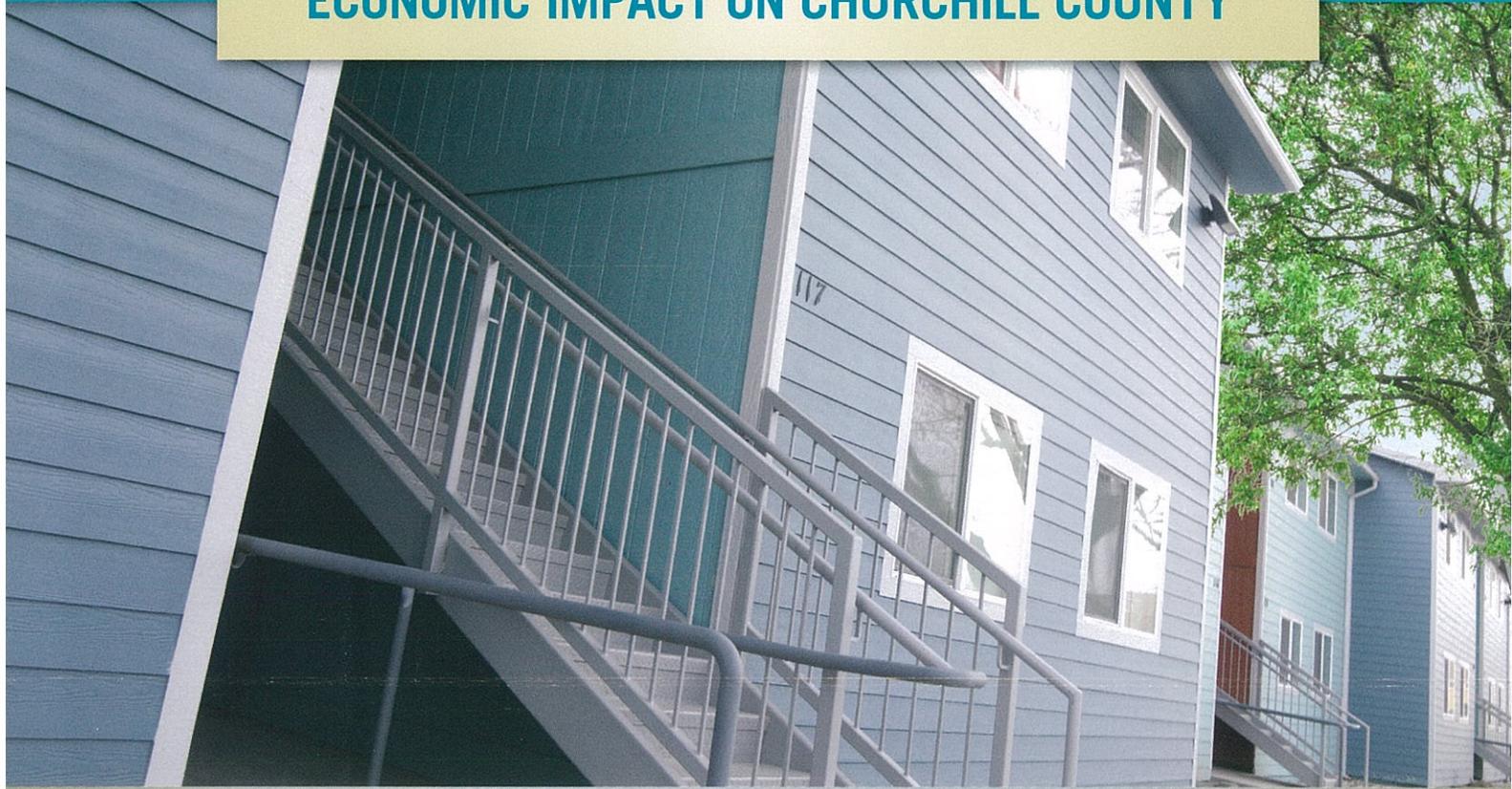
Carson valley Church of Nazarene

775-782-4498

Valley Christian Fellowship

775-309-4043

ECONOMIC IMPACT ON CHURCHILL COUNTY



INDIGO VILLAGE REHABILITATION PROJECT (FORMERLY SUNRIDGE APARTMENTS)

- 11-month construction project
- \$4,820,000 investment in direct, local construction & engineering
- 150+ employed with 43+ contractors and on-site subs

WEATHERIZATION (CUMULATIVE IMPACT FROM PAST 3 YEARS)

- \$45,000 investment

HOME AT LAST™ HOME BUYING PROGRAMS

- 83 loans in Churchill County since 2006
- \$11,000,000+ in home loans

HOUSING CHOICE VOUCHERS

- \$2,295,000 in rental housing support administered since 2009

SECURITY DEPOSIT LOANS

- \$106,300 in rental housing security deposit loans administered since 2009

RECEIVED
AUG 26 2014

BY:

\$18,266,300

5-YEAR NEVADA RURAL
HOUSING AUTHORITY
INVESTMENT IN
CHURCHILL COUNTY

ECONOMIC IMPACT ON THE STATE OF NEVADA



REAL ESTATE & REDEVELOPMENT PROJECTS

Carson City – Southgate Apartments Revitalization Project

- 15-month construction period
- \$17,500,000 injected into Carson economy
- 171 people employed

Yerington – Yerington Manor Green Retrofit Project

- Six-month construction period
- \$900,000 in construction dollars spent
- 43 people employed

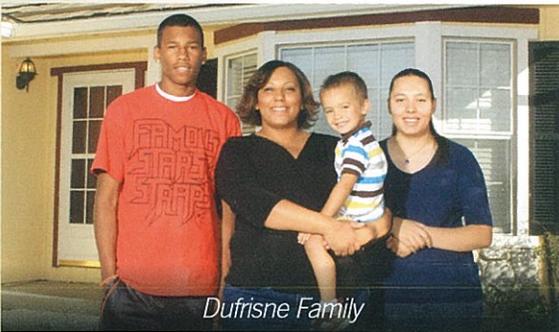


Winnemucca – Larios Arms Senior Residence Build

- \$7.5 million construction project
- 3 local contracting firms, 20 local laborers

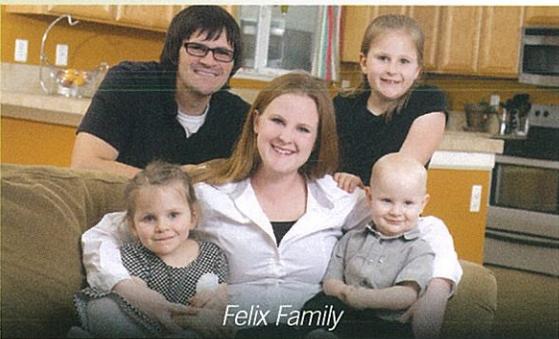
Eureka – Townhomes at Eureka Canyon Build

- \$4.8 million construction project
- 5 local construction jobs, 4 subcontracting firms



HOME AT LAST™ HOME BUYING PROGRAMS

- \$464,148,245 in mortgages
- \$15,835,615 in down payment assistance
- \$10,176,000 in tax savings
- \$35,127,504 in income generated from real estate related industries*
- \$12,454,348 spent on consumer household items and remodeling*
- \$22,839,064 Economic multiplier impact (greater spending at restaurants, sports games, and charity events)*
- \$23,040,000 Government Revenue (through Home at Last financed new home purchases 2013 & 2014)*
- \$17,152,000 Federal Taxes (through Home at Last financed new home purchases 2013 & 2014)*
- \$5,888,000 State and Local Taxes (through Home at Last financed new home purchases 2013 & 2014)*
- 768 jobs created (2013 & 2014)



**Based on The National Association of Home Builders article 2013 multiplier*

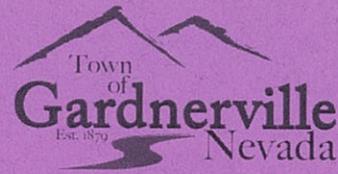
1-14

\$637,360,776

TOTAL ECONOMIC IMPACT OF NEVADA RURAL HOUSING AUTHORITY ON NEVADA'S ECONOMY SINCE 2006

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:** September 2, 2014 **Time Requested:** N/A

5. **Agenda:** Consent Administrative

6. **Background Information:**

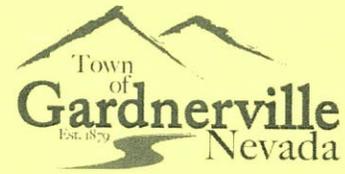
Residential Accounts	1752
Commercial Accounts	216
Green Waste Accounts	1224
Cleanup Dumpsters	5
X-cans	690
# of new residential accounts	8 accts transferred to new owners & 2 new accts
# of new commercial accounts	0
Minimum User Accounts	39
Total tons of trash	372.29
Total tons of Greenwaste	56.6

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. **For Possible Action: Approve August claims**
2. **Recommended Motion: Approve as submitted**
Funds Available: Yes N/A
3. **Department:** Administration

Prepared by: Carol Louthan
4. **Meeting Date: September 2, 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**

Budget Performance Report

Date Range 08/01/14 - 08/31/14
Exclude Rollup Account

Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% used/ Rec'd	Prior Year YTD
REVENUE										
Fund 610 - Gardnerville Town										
Department 000 - Revenue										
Taxes										
311.700	Personal Property Current	.00	.00	.00	7,337.21	.00	7,337.21	(7,337.21)	+++	.00
311.800	Personal Property Delinq	.00	.00	.00	180.53	.00	180.53	(180.53)	+++	.00
	<i>Taxes Totals</i>	\$0.00	\$0.00	\$0.00	\$7,517.74	\$0.00	\$7,517.74	(\$7,517.74)	+++	\$0.00
Intergovernmental Revenue										
331.010	St-Consolid.Tax Dist.	.00	.00	.00	(20,129.47)	.00	(20,129.47)	20,129.47	+++	.00
	<i>Intergovernmental Revenue Totals</i>	\$0.00	\$0.00	\$0.00	(\$20,129.47)	\$0.00	(\$20,129.47)	\$20,129.47	+++	\$0.00
Charges For Service										
341.625	Prof. Fees/ App.Req.	.00	.00	.00	150.00	.00	150.00	(150.00)	+++	.00
	<i>Charges For Service Totals</i>	\$0.00	\$0.00	\$0.00	\$150.00	\$0.00	\$150.00	(\$150.00)	+++	\$0.00
Miscellaneous Revenue										
360.901	Reimbursements	.00	.00	.00	300.00	.00	300.00	(300.00)	+++	.00
362.100	Rent/Lease Income	.00	.00	.00	400.00	.00	400.00	(400.00)	+++	.00
	<i>Miscellaneous Revenue Totals</i>	\$0.00	\$0.00	\$0.00	\$700.00	\$0.00	\$700.00	(\$700.00)	+++	\$0.00
Interest Revenue										
361.200	Interest On Investment	.00	.00	.00	(391.39)	.00	(391.39)	391.39	+++	.00
	<i>Interest Revenue Totals</i>	\$0.00	\$0.00	\$0.00	(\$391.39)	\$0.00	(\$391.39)	\$391.39	+++	\$0.00
Department 000 - Revenue Totals										
	<i>REVENUE TOTALS</i>	\$0.00	\$0.00	\$0.00	(\$12,153.12)	\$0.00	(\$12,153.12)	\$12,153.12	+++	\$0.00
EXPENSE										
Department 921 - Gardnerville Admin										
Salaries & Wages										
510.000	Salaries & Wages	.00	.00	.00	7,944.60	.00	7,944.60	(7,944.60)	+++	.00
510.150	Board Compensation	.00	.00	.00	1,275.00	.00	1,275.00	(1,275.00)	+++	.00
511.170	Overtime	.00	.00	.00	55.05	.00	55.05	(55.05)	+++	.00
511.173	Vacation	.00	.00	.00	1,327.02	.00	1,327.02	(1,327.02)	+++	.00
516.120	Contract Salaries	.00	.00	.00	1,256.85	.00	1,256.85	(1,256.85)	+++	.00
	<i>Salaries & Wages Totals</i>	\$0.00	\$0.00	\$0.00	\$11,858.52	\$0.00	\$11,858.52	(\$11,858.52)	+++	\$0.00
Employee Benefits										
511.181	Retirement	.00	.00	.00	2,468.77	.00	2,468.77	(2,468.77)	+++	.00
511.182	Pact Workers Comp	.00	.00	.00	147.44	.00	147.44	(147.44)	+++	.00
511.183	Group Insurance	.00	.00	.00	995.08	.00	995.08	(995.08)	+++	.00
511.184	Unemployment	.00	.00	.00	48.33	.00	48.33	(48.33)	+++	.00
511.186	Medicare	.00	.00	.00	125.29	.00	125.29	(125.29)	+++	.00
511.201	PEBS-Ret.Medical	.00	.00	.00	20.90	.00	20.90	(20.90)	+++	.00
	<i>Employee Benefits Totals</i>	\$0.00	\$0.00	\$0.00	\$3,805.81	\$0.00	\$3,805.81	(\$3,805.81)	+++	\$0.00
Services & Supplies										
520.055	Telephone Expense	.00	.00	.00	297.27	.00	297.27	(297.27)	+++	.00

Budget Performance Report

Date Range 08/01/14 - 08/31/14
Exclude Rollup Account

Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% used/ Rec'd	Prior Year YTD
Fund 610 - Gardnerville Town										
EXPENSE										
Department 921 - Gardnerville Admin										
Services & Supplies										
520.064	Travel	.00	.00	.00	1,007.64	.00	1,007.64	(1,007.64)	+++	.00
520.072	Advertising	.00	.00	.00	95.00	.00	95.00	(95.00)	+++	.00
520.080	Insur.-Liability	.00	.00	.00	7,318.82	.00	7,318.82	(7,318.82)	+++	.00
520.084	Replacement & Repair	.00	.00	.00	75.00	.00	75.00	(75.00)	+++	.00
520.089	Power	.00	.00	.00	266.43	.00	266.43	(266.43)	+++	.00
520.092	Heating	.00	.00	.00	37.50	.00	37.50	(37.50)	+++	.00
520.097	Maint B&G	.00	.00	.00	98.87	.00	98.87	(98.87)	+++	.00
520.136	Rents & Leases Equipment	.00	.00	.00	213.78	.00	213.78	(213.78)	+++	.00
520.170	Memberships	.00	.00	.00	3,964.95	.00	3,964.95	(3,964.95)	+++	.00
520.187	Internet Expense	.00	.00	.00	65.00	.00	65.00	(65.00)	+++	.00
521.100	Professional Services	.00	.00	.00	27,000.00	.00	27,000.00	(27,000.00)	+++	.00
521.130	Legal Services	.00	.00	.00	1,380.00	.00	1,380.00	(1,380.00)	+++	.00
532.056	Subscriptions	.00	.00	.00	1,215.00	.00	1,215.00	(1,215.00)	+++	.00
533.800	Office Supplies	.00	.00	.00	760.68	.00	760.68	(760.68)	+++	.00
533.802	Small Equipment	.00	.00	.00	169.99	.00	169.99	(169.99)	+++	.00
Services & Supplies Totals		\$0.00	\$0.00	\$0.00	\$43,965.93	\$0.00	\$43,965.93	(\$43,965.93)	+++	\$0.00
Department 921 - Gardnerville Admin Totals		\$0.00	\$0.00	\$0.00	\$59,630.26	\$0.00	\$59,630.26	(\$59,630.26)	+++	\$0.00



Budget Performance Report

Date Range 08/01/14 - 08/31/14
Exclude Rollup Account

Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% used/ Rec'd	Prior Year YTD
Fund 610 - Gardnerville Town										
	EXPENSE									
	Department 923 - Parks & Recreation									
	Services & Supplies									
520.037	Weed Spraying	.00	.00	.00	410.55	.00	410.55	(410.55)	+++	.00
520.084	Replacement & Repair	.00	.00	.00	4,553.81	.00	4,553.81	(4,553.81)	+++	.00
520.089	Power	.00	.00	.00	392.67	.00	392.67	(392.67)	+++	.00
520.097	Maint B&G	.00	.00	.00	688.74	.00	688.74	(688.74)	+++	.00
532.003	Gas & Oil	.00	.00	.00	575.68	.00	575.68	(575.68)	+++	.00
533.817	Small Projects	.00	.00	.00	3,490.86	.00	3,490.86	(3,490.86)	+++	.00
	Services & Supplies Totals	\$0.00	\$0.00	\$0.00	\$10,112.31	\$0.00	\$10,112.31	(\$10,112.31)	+++	\$0.00
	Department 923 - Parks & Recreation Totals	\$0.00	\$0.00	\$0.00	\$10,112.31	\$0.00	\$10,112.31	(\$10,112.31)	+++	\$0.00

Budget Performance Report

Date Range 08/01/14 - 08/31/14
Exclude Rollup Account

Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% used/ Rec'd	Prior Year YTD
Fund 610 - Gardnerville Town										
EXPENSE										
Department 926 - Other Public Works										
Salaries & Wages										
510.000	Salaries & Wages	.00	.00	.00	13,375.15	.00	13,375.15	(13,375.15)	+++	.00
511.170	Overtime	.00	.00	.00	58.28	.00	58.28	(58.28)	+++	.00
511.173	Vacation	.00	.00	.00	988.42	.00	988.42	(988.42)	+++	.00
511.174	Sick	.00	.00	.00	346.19	.00	346.19	(346.19)	+++	.00
	Salaries & Wages Totals	\$0.00	\$0.00	\$0.00	\$14,768.04	\$0.00	\$14,768.04	(\$14,768.04)	+++	\$0.00
Employee Benefits										
511.181	Retirement	.00	.00	.00	3,784.09	.00	3,784.09	(3,784.09)	+++	.00
511.182	Pact Workers Comp	.00	.00	.00	616.03	.00	616.03	(616.03)	+++	.00
511.183	Group Insurance	.00	.00	.00	2,739.64	.00	2,739.64	(2,739.64)	+++	.00
511.184	Unemployment	.00	.00	.00	77.16	.00	77.16	(77.16)	+++	.00
511.186	Medicare	.00	.00	.00	211.98	.00	211.98	(211.98)	+++	.00
	Employee Benefits Totals	\$0.00	\$0.00	\$0.00	\$7,428.90	\$0.00	\$7,428.90	(\$7,428.90)	+++	\$0.00
Services & Supplies										
520.017	Snow Removal	.00	.00	.00	254.86	.00	254.86	(254.86)	+++	.00
520.037	Weed Spraying	.00	.00	.00	419.89	.00	419.89	(419.89)	+++	.00
520.080	Insur.-Liability	.00	.00	.00	7,318.82	.00	7,318.82	(7,318.82)	+++	.00
520.084	Replacement & Repair	.00	.00	.00	2,129.16	.00	2,129.16	(2,129.16)	+++	.00
520.095	Street Lights	.00	.00	.00	6,502.90	.00	6,502.90	(6,502.90)	+++	.00
520.103	Maint Road	.00	.00	.00	1,362.61	.00	1,362.61	(1,362.61)	+++	.00
520.116	Veh. Maint.-Co Shop	.00	.00	.00	369.26	.00	369.26	(369.26)	+++	.00
532.003	Gas & Oil	.00	.00	.00	666.41	.00	666.41	(666.41)	+++	.00
532.019	Storm Drain Maintenance	.00	.00	.00	(900.00)	.00	(900.00)	900.00	+++	.00
532.028	Uniforms	.00	.00	.00	102.94	.00	102.94	(102.94)	+++	.00
532.116	Crack Seal Maintenance	.00	.00	.00	254.87	.00	254.87	(254.87)	+++	.00
	Services & Supplies Totals	\$0.00	\$0.00	\$0.00	\$18,481.72	\$0.00	\$18,481.72	(\$18,481.72)	+++	\$0.00
Capital Outlay/Projects										
562.000	Capital Projects	.00	.00	.00	407.80	.00	407.80	(407.80)	+++	.00
	Capital Outlay/Projects Totals	\$0.00	\$0.00	\$0.00	\$407.80	\$0.00	\$407.80	(\$407.80)	+++	\$0.00
Department 926 - Other Public Works Totals										
	EXPENSE TOTALS	\$0.00	\$0.00	\$0.00	\$110,829.03	\$0.00	\$110,829.03	(\$110,829.03)	+++	\$0.00
Fund 610 - Gardnerville Town Totals										
	REVENUE TOTALS	.00	.00	.00	(12,153.12)	.00	(12,153.12)	12,153.12	+++	.00
	EXPENSE TOTALS	.00	.00	.00	110,829.03	.00	110,829.03	(110,829.03)	+++	.00
	Fund 610 - Gardnerville Town Totals	\$0.00	\$0.00	\$0.00	(\$122,982.15)	\$0.00	(\$122,982.15)	\$122,982.15	+++	\$0.00

Budget Performance Report

Date Range 08/01/14 - 08/31/14
Exclude Rollup Account

Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	Encumbrances	YTD Transactions	Budget - YTD Transactions	% used/ Rec'd	Prior Year YTD
Fund 611 - Gardnerville Health & San										
REVENUE										
Department 000 - Revenue										
<i>Charges For Service</i>										
344.300	Trash	.00	.00	.00	25,459.57	.00	25,459.57	(25,459.57)	+++	.00
344.301	Extra Pickup Surcharge	.00	.00	.00	100.00	.00	100.00	(100.00)	+++	.00
344.310	Landfill Fees	.00	.00	.00	17,693.76	.00	17,693.76	(17,693.76)	+++	.00
344.315	Dumpster Rental	.00	.00	.00	3,204.50	.00	3,204.50	(3,204.50)	+++	.00
360.810	Late Charges	.00	.00	.00	564.35	.00	564.35	(564.35)	+++	.00
	<i>Miscellaneous Revenue</i>	\$0.00	\$0.00	\$0.00	\$47,022.18	\$0.00	\$47,022.18	(\$47,022.18)	+++	\$0.00
<i>Charges For Service Totals</i>										
360.800	Miscellaneous	.00	.00	.00	276.25	.00	276.25	(276.25)	+++	.00
	<i>Miscellaneous Revenue Totals</i>	\$0.00	\$0.00	\$0.00	\$276.25	\$0.00	\$276.25	(\$276.25)	+++	\$0.00
<i>Interest Revenue</i>										
361.200	Interest On Investment	.00	.00	.00	(389.17)	.00	(389.17)	389.17	+++	.00
	<i>Interest Revenue Totals</i>	\$0.00	\$0.00	\$0.00	(\$389.17)	\$0.00	(\$389.17)	\$389.17	+++	\$0.00
	Department 000 - Revenue Totals	\$0.00	\$0.00	\$0.00	\$46,909.26	\$0.00	\$46,909.26	(\$46,909.26)	+++	\$0.00
	REVENUE TOTALS	\$0.00	\$0.00	\$0.00	\$46,909.26	\$0.00	\$46,909.26	(\$46,909.26)	+++	\$0.00
EXPENSE										
Department 925 - Health & Sanitation										
<i>Salaries & Wages</i>										
510.000	Salaries & Wages	.00	.00	.00	17,396.45	.00	17,396.45	(17,396.45)	+++	.00
510.150	Board Compensation	.00	.00	.00	1,275.00	.00	1,275.00	(1,275.00)	+++	.00
511.170	Overtime	.00	.00	.00	234.94	.00	234.94	(234.94)	+++	.00
511.173	Vacation	.00	.00	.00	2,294.33	.00	2,294.33	(2,294.33)	+++	.00
511.174	Sick	.00	.00	.00	220.71	.00	220.71	(220.71)	+++	.00
516.120	Contract Salaries	.00	.00	.00	1,256.85	.00	1,256.85	(1,256.85)	+++	.00
	<i>Salaries & Wages Totals</i>	\$0.00	\$0.00	\$0.00	\$22,678.28	\$0.00	\$22,678.28	(\$22,678.28)	+++	\$0.00
<i>Employee Benefits</i>										
511.181	Retirement	.00	.00	.00	5,105.70	.00	5,105.70	(5,105.70)	+++	.00
511.182	Pact Workers Comp	.00	.00	.00	629.82	.00	629.82	(629.82)	+++	.00
511.183	Group Insurance	.00	.00	.00	2,970.48	.00	2,970.48	(2,970.48)	+++	.00
511.184	Unemployment	.00	.00	.00	99.26	.00	99.26	(99.26)	+++	.00
511.186	Medicare	.00	.00	.00	276.08	.00	276.08	(276.08)	+++	.00
	<i>Employee Benefits Totals</i>	\$0.00	\$0.00	\$0.00	\$9,081.34	\$0.00	\$9,081.34	(\$9,081.34)	+++	\$0.00
<i>Services & Supplies</i>										
520.055	Telephone Expense	.00	.00	.00	297.29	.00	297.29	(297.29)	+++	.00
520.064	Travel	.00	.00	.00	100.79	.00	100.79	(100.79)	+++	.00
520.080	Insur -Liability	.00	.00	.00	7,318.82	.00	7,318.82	(7,318.82)	+++	.00
520.084	Replacement & Repair	.00	.00	.00	3,558.59	.00	3,558.59	(3,558.59)	+++	.00
520.089	Power	.00	.00	.00	275.94	.00	275.94	(275.94)	+++	.00



Budget Performance Report

Date Range 08/01/14 - 08/31/14
Exclude Rollup Account

Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	Encumbrances	YTD Transactions	YTD Budget - YTD Transactions	% used/ Rec'd	Prior Year YTD
Fund 611 - Gardnerville Health & San										
	EXPENSE									
	Department 925 - Health & Sanitation									
	Services & Supplies									
520.092	Heating	.00	.00	.00	52.53	.00	52.53	(52.53)	+++	.00
520.097	Maint B&G	.00	.00	.00	98.87	.00	98.87	(98.87)	+++	.00
520.136	Rents & Leases Equipment	.00	.00	.00	213.79	.00	213.79	(213.79)	+++	.00
520.187	Internet Expense	.00	.00	.00	65.00	.00	65.00	(65.00)	+++	.00
520.197	Landfill Expense	.00	.00	.00	25,502.68	.00	25,502.68	(25,502.68)	+++	.00
521.135	Legal-Collection Cost	.00	.00	.00	42.00	.00	42.00	(42.00)	+++	.00
532.003	Gas & Oil	.00	.00	.00	3,533.81	.00	3,533.81	(3,533.81)	+++	.00
532.028	Uniforms	.00	.00	.00	102.95	.00	102.95	(102.95)	+++	.00
533.800	Office Supplies	.00	.00	.00	760.68	.00	760.68	(760.68)	+++	.00
533.802	Small Equipment	.00	.00	.00	169.99	.00	169.99	(169.99)	+++	.00
533.806	Software	.00	.00	.00	2,106.00	.00	2,106.00	(2,106.00)	+++	.00
	Services & Supplies Totals	\$0.00	\$0.00	\$0.00	\$44,199.73	\$0.00	\$44,199.73	(\$44,199.73)	+++	\$0.00
	Department 925 - Health & Sanitation Totals	\$0.00	\$0.00	\$0.00	\$75,959.35	\$0.00	\$75,959.35	(\$75,959.35)	+++	\$0.00
	EXPENSE TOTALS	\$0.00	\$0.00	\$0.00	\$75,959.35	\$0.00	\$75,959.35	(\$75,959.35)	+++	\$0.00
	Fund 611 - Gardnerville Health & San Totals	.00	.00	.00	46,909.26	.00	46,909.26	(46,909.26)	+++	.00
	REVENUE TOTALS	.00	.00	.00	75,959.35	.00	75,959.35	(75,959.35)	+++	.00
	EXPENSE TOTALS	\$0.00	\$0.00	\$0.00	(\$29,050.09)	\$0.00	(\$29,050.09)	\$29,050.09	+++	\$0.00

Budget Performance Report

Date Range 08/01/14 - 08/31/14
Exclude Rollup Account

Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	Encumbrances	YTD Transactions	Budget - YTD Transactions	% used/ Rec'd	Prior Year YTD
Fund 614 - G'ville Ad Val Cap Proj	REVENUE									
Department 000 - Revenue	Interest Revenue									
361.200	Interest On Investment									
	<i>Interest Revenue Totals</i>	.00	.00	.00	(76.12)	.00	(76.12)	76.12	+++	.00
	Department 000 - Revenue Totals	\$0.00	\$0.00	\$0.00	(\$76.12)	\$0.00	(\$76.12)	\$76.12	+++	\$0.00
	REVENUE TOTALS	\$0.00	\$0.00	\$0.00	(\$76.12)	\$0.00	(\$76.12)	\$76.12	+++	\$0.00
Fund 614 - G'ville Ad Val Cap Proj	Totals									
	REVENUE TOTALS	.00	.00	.00	(76.12)	.00	(76.12)	76.12	+++	.00
	EXPENSE TOTALS	.00	.00	.00	.00	.00	.00	.00	+++	.00
Fund 614 - G'ville Ad Val Cap Proj	Totals	\$0.00	\$0.00	\$0.00	(\$76.12)	\$0.00	(\$76.12)	\$76.12	+++	\$0.00
Grand Totals	REVENUE TOTALS	.00	.00	.00	34,680.02	.00	34,680.02	(34,680.02)	+++	.00
Grand Totals	EXPENSE TOTALS	.00	.00	.00	186,788.38	.00	186,788.38	(186,788.38)	+++	.00
Grand Totals	Totals	\$0.00	\$0.00	\$0.00	(\$152,108.36)	\$0.00	(\$152,108.36)	\$152,108.36	+++	\$0.00

Gardnerville Town Board

AGENDA ACTION SHEET



1. **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.
2. **Recommended Motion:** Approve
Funds Available: Yes N/A
3. **Department:** Administration

Prepared by: Tom Dallaire
4. **Meeting Date:** September 2, 2014 **Time Requested:** N/A
5. **Agenda:** Consent Administrative
6. **Background Information:** This item was continued from last month. The application had a note on it to ask Tom. That was Marie's note asking Tom if the fire/medical plan needed to be addressed. There is no need for a fire/medical services plan because the street will not be closed. The contact name for the committee is Carl Schnock and the phone number was on the application last month.
7. **Other Agency Review of Action:** Douglas County N/A
8. **Board Action:**
 Approved Approved with Modifications
 Denied Continued



~~Handwritten scribbles~~

Submitted 7/8/14

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

Date of Application (must be submitted 10 business days prior to event): SATURDAY, OCT. 11, 2014

Organization: DCRCC Corporation: Yes No
(If a corporation, a copy of the Articles of Incorporation must be attached)

Contact Person: 775-781-4849 Carl Schneck email: dcrcgap@gmail.com
Home/Cell Phone: Business Phone: Same Fax:
Mailing Address: 1507 Hwy. 395N - Ste. B, Gardnerville, NV 89410
(If corporation, attach home or business phone and addresses of president, vice-president and secretary)

Requesting: **Heritage Park** 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** NO Street(s) proposing to be closed:

(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** NO 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.: political BBQ

Event date(s): 10-11-14 Event hours (including set up & tear down): 9:00A-5:00P = 8-2

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

If non-profit event, describe who benefits from proceeds of event: DCRCC

Number of patrons, customers, spectators, participants, etc. expected to attend on each day of the event: 200

(Douglas County Outdoor Festival Permit is required if more than 500 attendees expected on any day of event)

Emergency

Event Insurance Carrier: MERIDIEN, GC. 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)

7/8/14 - will send sides per template direct from insurer.

7/7/14 msg Carl - need spelling of last name 4-2

Is a fee charged to attend the event: Yes No
Is food being served: Yes No If yes, Health Permit # _____
Will alcohol be sold or served: Yes No Liquor licenses/permits may be required
Will there be band or amplified music: Yes No
Will you have tents, canopies, bounce houses, dance floors, etc.? Yes No
If yes, specify quantity, dimensions, etc: 1 tent - 20 x 50

(Stakes are not permitted for use in securing tents, etc.; bounce houses, dance floors or tents larger than 20'x20' may be subject to additional security deposits and/or insurance coverage)

Clean-up/Sanitation/Garbage Plan: Town bin

(Groups of 50 or more are require to pay a minimum of one \$25 dumpster service fee; park restrooms accommodate a maximum of 100 people, one port-a-potty is required for every 100 people over 100)

Water and Sanitation Plan if food sold or consumed during event: None catered events

(Town's water coupler is available if you use hoses for water)

Other Town services, if required: ~~NONE~~ Electricity

(Electrical outlets, pavilion lighting, etc.)

Event Parking Area: streets

(Event cannot block driveways of private residences around park. Please note that dirt lot east of Heritage Park is private property and may not be used for parking unless a letter of owner's permission is submitted)

Fire/Emergency Medical Services Plan: ? Ask Town N/A under 500 people

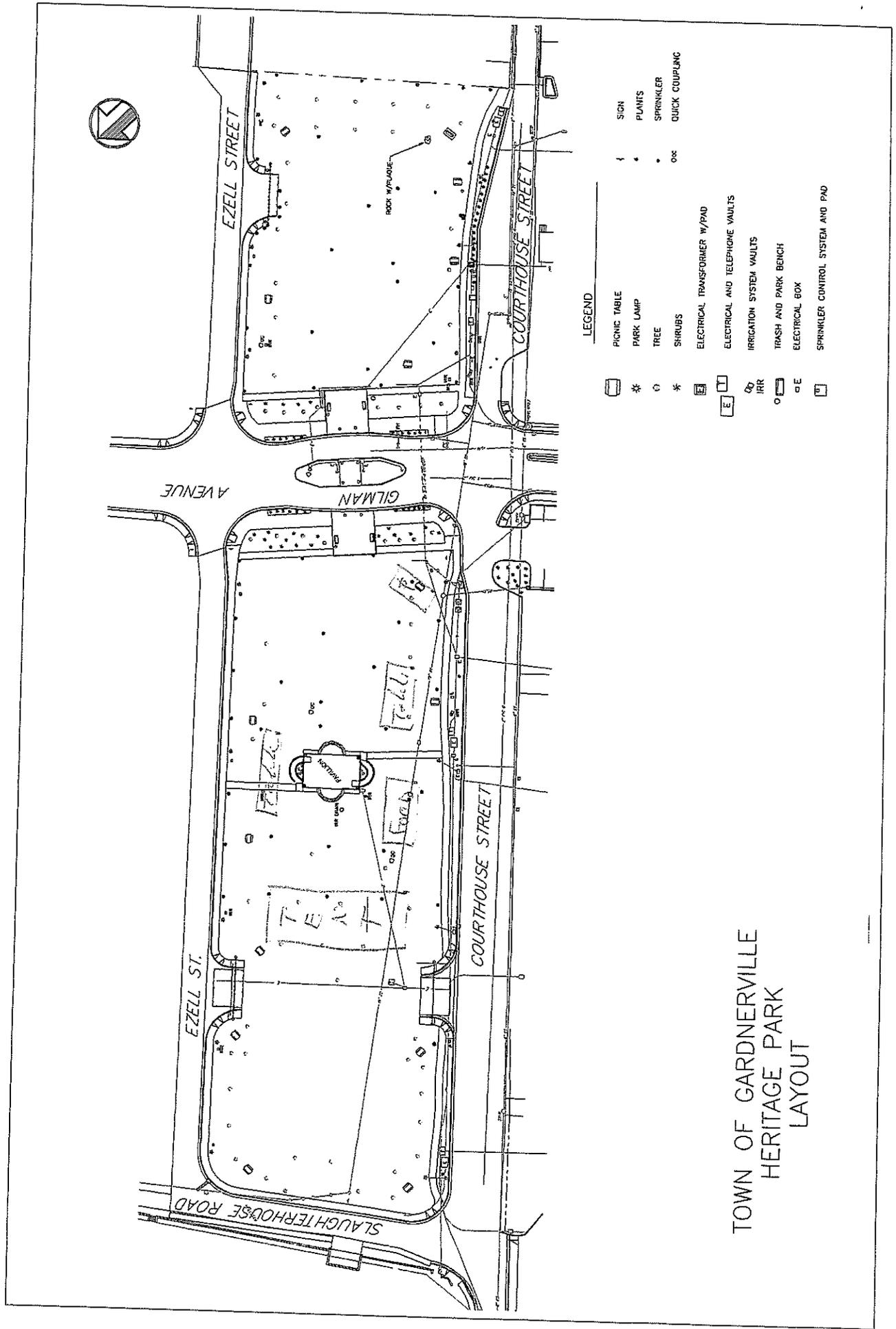
(Submit East Fork Fire Protection District authorization and approval)

Security Plan if overnight use of Town facilities planned: NO

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

Event Layout: All 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.**

A copy of the approved form MUST be at the event



LEGEND

-  PICNIC TABLE
-  PARK LAMP
-  TREE
-  SHRUBS
-  ELECTRICAL TRANSFORMER W/PAD
-  ELECTRICAL AND TELEPHONE VAULTS
-  IRRIGATION SYSTEM VAULTS
-  TRASH AND PARK BENCH
-  ELECTRICAL BOX
-  SPRINKLER CONTROL SYSTEM AND PAD
-  SIGN
-  PLANTS
-  SPRINKLER
-  QUICK COUPLING

TOWN OF GARDNERVILLE
HERITAGE PARK
LAYOUT

Gardnerville Town Board

AGENDA ACTION SHEET



1. **For Possible Action:** Discussion on the Main Street Program Manager's Monthly Report of activities for August 2014.
2. **Recommended Motion: Receive and file**
 - a. **Funds Available:** Yes N/A
3. **Department:** Administration
4. **Prepared by:** Paula Lochridge
5. **Meeting Date:** September 2, 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

Thirsty Third Thursdays



Photo Brad Cockman

Wine Walks

Walk the Main Street District and see what you've been missing!



THEMES ARE BACK!

May 15th

Nevada Hat Day

June 19th

Hawaiian ~ Aloha

July 17th

Christmas In July

August 21st

Pick Your Decade

September 18th

Happy Birthday Nevada!

Money raised will help fund the revitalization efforts in the Main Street District

Cost: \$5 for a Commemorative Forever Wine Glass then just \$10 to register at each wine walk.

This wine glass with light blue logo can be used at ALL future wine walks

**Two Registration Booths located at
Town of Gardnerville Offices,
1407 Main Street**

**Stratton Center North near
Big Daddy's Bike Shop, 1546 Hwy 395**

**Registration Booths open
4:30–7:00 pm on each day of event .**

Wine walk ends at 7:30 pm.



MainStreetGardnerville.org

775.782.8027



ID Cards will be checked so please bring one with you. Please drink responsibly.

All registered wine walkers will be entered into seasonal drawings to win a \$250 Gift Certificate and VIP passes to future wine walks.

Main Street Gardnerville is a nonprofit corporation & an equal opportunity provider and employer.



Main Street Gardnerville is a 501(c)6 corporation
and an equal opportunity provider

Please join us!

Fall Harvest Celebration

at Heritage Park Gardens

Saturday, September 6th

9:30 am - 12:30 pm

*Children's Garden
Preview*

Paint a
Garden Rock

Children's
Garden
Early Sign Up
for 2015

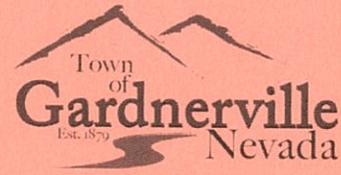
Garden
Goodies

Learn about
Weedy Plants

For more information, contact Main Street Gardnerville at (775)782-8027, or visit www.MainStreetGardnerville.org

Gardnerville Town Board

AGENDA ACTION SHEET



1. **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.
2. **Recommended Motion:** Based on discussion.
Funds Available: Yes N/A
3. **Department:** Administration
4. **Prepared by:** Tom Dallaire
5. **Meeting Date:** September 2, 2014 **Time Requested:** 10 minutes
6. **Agenda:** Consent Administrative

Background Information: This was the second Freedom 5k run. There were 21 runners last year and 81 this year.

We wanted to get board input on the event and if we should continue to hold the event next year. After staff having a post event meeting, we wanted direction from the board as to continue to have the event next year. Staff's thought on the event with all that is going on that day is to just hold the run and play music. Start the race at 8 am (both run and walker with walkers at a different starting line, and end at 10:30 am. No vendors, that did not seem to go well and not a lot of shopping that we saw. The chalk art will not be back next year, as there was very little participation. We did discuss adding a kids inflatable obstacle course and paying Bounce n Play and Bounzity for those obstacles.

7. **Other Agency Review of Action:** Douglas County N/A
8. **Board Action:**
 Approved Approved with Modifications
 Denied Continued

Freedom 5K expenses

Date	Revenue	Amount
	Proceeds from event	925.00
	Shop Small Northern Nevada - promised payment	250.00
	No payment as of 8/28/14	\$ 1,175.00
	Expenses	
7/1/2014	Reno radio ad	400.00
6/26/2014	Banner	208.00
	Sierra Nevada Media Group	400.00
	Raley's	10.38
7/3/2014	T-shirts	548.50
		<u>\$ 1,566.88</u>
	Total Revenue	\$ 1,175.00
	Total Expenses	\$ 1,566.88
	TOTAL LOSS ON EVENT	\$ (391.88)

Gardnerville Town Board

AGENDA ACTION SHEET



1. **For Possible Action:** 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.

Recommended Motion: Staff recommends to the Gardnerville Town Board to Conditionally Approve the modifications to the PD (04-008) The Ranch at Gardnerville Planned Development based on the findings, conditions, and conclusions in the staff report.

Funds Available: Yes N/A

2. **Department:** Administration
3. **Prepared by:** Tom Dallaire
4. **Meeting Date:** September 2, 2014 **Time Requested:** 20 minutes
5. **Agenda:** Consent Administrative

Background Information: See the attached staff report.

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



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

MEMORANDUM

Date: August 26, 2014

To: Gardnerville Town Board

From: Tom Dallaire, P.E., Town of Gardnerville

Subject: PD 04-008 (Modification Planned Development); The Ranch at Gardnerville Multi Family Project; APN:1320-33-210-069

I. TITLE:

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 to 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.

A Minor variance (administrative) reducing the building setbacks from 10 feet to 8 feet is being proposed. 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);

II. RECOMMENDATION

Staff recommends to the Gardnerville Town Board to Conditionally Approve the modifications to the PD (04-008) The Ranch at Gardnerville Planned Development based on the findings, conditions, and conclusions in the staff report.

III. FINDINGS AND BACKGROUND INFORMATION.

The Ranch at Gardnerville was last modified in July, 2012 when the open space boundary was realigned to accommodate the changes of the roads and parcels with a change in the planned development boundary.

<p>9. For Possible Action: Discussion to approve, approve with modifications, or deny a request for a planned development modification (PD) 04-008-4, for the Ranch at Gardnerville, LLC, requesting a modification to a previously approved planned development; to modify the planned development boundary identified in ordinance #2004-1108, extend and modify the development schedule and modify the subdivision design as a result of changes to the road improvements and re-designing of alley ways to the streets; including associated variances to the Douglas County Design Manual and Douglas County Development Code. The property is located south of Buckeye Road and north of Gilman Avenue along Heybourne Road, within the SFR-8,000 (Single Family Residential, 8,000 square foot minimum parcel size) zoning district with a PD (Planned Development) Overlay, and is located within the Minden-Gardnerville Community Plan Area, APN's: 1320-29-000-008, -014, 1320-33-210-033 & 1320-32-501-017, with public comment prior to Board action.</p>	
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7/3/201

A clarification on the Maintenance trail and trail access was provided by the town in May 2013

<p>1. Discussion on a request for clarification and possible modification to the Ranch at Gardnerville, LLC (PD) 04-008-4, specifically to amend the conditions of approval from the Town of Gardnerville dated October 27, 2004, Item number 1, " development shall provide linkage from the existing end of the Martin Slough Maintenance Road behind CVMS through to the new Town boundary" (Zerolene Road) clarifying the requirement to construct the maintenance path within the open space at phase I and determining the extent of those path improvements, APN's: 1320-32-614-001, 1320-29-000-008, -014, 1320-33-210-033 & 1320-32-501-017, with public comment prior to Board action.</p>	
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5/7/2013

This application to change the planned development is to allow one additional dwelling unit to the project increase from 41 to 42 units. This change allows the ratio of units per acre ratio to be increased from 14.08 units per acre to 14.43 units per acre. Well under the 16 units per acre they are allowed per code which would result in 46 units total of the parcel.

The additional dwelling unit, if approved by the board, allows the plan in the next item to be approved.

The applicant, applicants engineer, County staff and Town staff met together and worked out compromises to waivers listed above in items a-e with the addition of a minor variance to building setbacks this month and everyone contributed to the plan to come up with what you see in this packet. Still the proposed plan poses some concern of the public safety and quality of life and how well the development will function in the future. Things we need to consider in this review

- It's a private development and town will be providing trash collection services. The developer came up with a plan to create tote locations for each structure for the garbage collection, even though the proposed tote location along Concho Drive is within the sidewalk, most likely the tote will be placed

in the gutter. Should residents abide by the no parking requirements of the narrow road, the tote being located on the sidewalk is not of a concern at this time.

- They are proposing private roads the town will NOT maintain.
- The Engineer has provided pedestrian access to public facilities to all buildings with exception of building 4.
- The engineer has proposed 25' radius for the refuse and emergency vehicles. This will still be an issue with the larger moving trucks.
- Tandem parking is being proposed for the small single car garage units. That consists of 14 units total. The current plan does not consider the available offsite parking along Gilman Ave , Heybourne Road and Lasso Lane. If the tendon parking stalls are going to be accepted, then the parking should meet the minimum parking width requirement of 9 feet. The plan proposes a parking stall width of 8.60 feet.
- There will be an HOA for the property, but their CC&R's and governing documents can be modified in the future by an 80% voter approval.
- Minor Variance under 20% for the building setback. Minor variances have been approved within the Ranch Phase 1 to allow some of the proposed homes to be built on the provided parcels.

IV. ITEMS TO DISCUSSION:

The narrow Roads – Allowing 24' wide paved roads provides minimal width needed to operate the side loader refuse truck. These proposed roads (Cinch trail and Concho drive) will NOT be maintained by the town, nor will onsite snow plowing operations allow the private road snow to be stored in the public right of way.

Recreational Vehicle storage - Does the board think waiving this county requirement for the multifamily residential that is compatible with the ranch and Chichester estate resident a good idea? This will depend on the target demographics. I can understand waiving for senior low income housing project because you can foresee the likelihood of an RV not being at a low income senior housing. But this is upper end town homes similar to the adjacent residents who do have recreational vehicles and have shown signs of them parking them on the street. What happens to the complex resident when he needs to pack up for a trip and unload after a trip. Current code allows for two days parking on the street. Town staff believes the three parking stalls off Concho and Lasso should be multi use parking in case there are residents needing to pack and unload an RV in the future they are provided a an opportunity to but not store the RV at this location unless it is parked hind a 6' fence per code. There are not that many RV that can be parked in the home with 20' drives.

Temporary parking should be provided at a minimum three stalls can be changed to 12'x30' stalls and used for visitors or by those who own RV on a temporary basis.

Sidewalk issues – the plan for prosperity requires any new development to have pedestrian friendly access. ADA guide is to have only one per site. Sidewalk has been proposed and the site was revised indicating the sidewalk locations. There currently is only one unit (Building #4) that does not have direct access to the public sidewalk system. This is a huge improvement over what has been developed in Gardnerville over the years, where there is not access to public roads or it is limited to one side only.

Trash pick-up service - Town staff proposes to limit the residents of this development to a single 95 gallon tote per unit. No green waste or the additional tote will be available to the residents or HOA of this development due to the lack of space required to store and locations to pick up the additional bins. The common space should be maintained by a private maintenance firm and will have to remove all green waste from the site by the HOA maintenance contractor.

Minor Variance to reduce the setbacks from 10 feet to 8 feet – this variance will allow the developer to add the sidewalk and access and still keep the 14 building units. There are a couple places on the side adjacent to t Gilman, at the back of the parcel along the proposed ditch and maintenance path and at the corner of Lasso and Heybourne that will have a building located just over 8 feet from the right of way. The corner of Lasso and Heybourne is the only location where this will also be 8' from the back of walk or a property with a residential home. The closest residential home is on lasso Lane and is proposed to be located over 30 feet away from the property line. The Building unit #8 adjacent to Gilman Ave will be located over 15 feet from the back of walk.

NOTE's from Board Meeting or other issues brought up during the meeting:

IV. STAFF CONCERNS AND CONDITIONS:

The following are the conditions identified by staff in the review of the attached proposed PD modification;

1. Town staff can support the additional unit from 41 to 42.
2. Town staff can support private roads, the town will NOT maintain the proposed private roads.
3. Town staff can support the reduction of the right of way to 32 feet.
4. Town staff can support the reduction of pavement width to 24' of pavement attached to rolled curb with limited sidewalk and pedestrian connections elsewhere on the site. We do feel this proposed plan now has sufficient access to the units to meet the intent of the plan for prosperity. (No This is a problem for many developments within Gardnerville that does not need to be repeated.)
5. Town staff can support the tandem parking for the single units only now that sidewalks and access to the public right of ways is proposed. Douglas county code section 20.292 off street parking and loading as section 20.692.030 Prohibited states: " A. Except where specifically allowed, required parking spaces must not be in tandem. All parking spaces must have unobstructed access to a street, alley, aisle, or driveway connecting with a street or alley without requiring movement of another vehicle."
This could lead to a future issue the HOA will need to address and govern.
6. Town staff **cannot** support the waiving all the code required 5.25 parking facility for recreational vehicle (RV) storage. A proposed compromise, due to the developer adding the sidewalk connections, would be to consider increasing the size three parking stalls off Lasso Lane on Concho Drive to provide for larger temporary RV parking stalls for the use of residents who may own an RV and need to park it close to the home for loading and unloading purposes.

The applicant's statement of justification states the planned development did not require the recreational storage. But storage is a requirement identified in Douglas county code 20.622.010 which states "*recreational vehicle storage is required within the developments MFR zone.*" Is there a target demographic for these units where people will not own recreational vehicles? If not, the temporary RV parking should be provided. There is no other RV parking besides on the public street and that is not acceptable except what is allowed in Code which is two days on the street for loading and unloading purposes. Douglas code section 10.12.030 D "*Except as otherwise provided for in section 20.660.150(c) it is unlawful for the owner or agent of the owner of any trailer or semitrailer, which is not attached to a tractor or other motor vehicle, to cause or allow it to be parked on a public street, highway or alley.*"

20.660.C.2: states *"Items must be screened from the view of adjacent roadways and properties with a six foot sight obscuring, solid fence or wall;"*

20.660.150.C.4. states *"Equipment may be parked anywhere for a time period not to exceed 48 hours during loading or unloading."*

7. The original requirements of the Planned Development in which this project is located required 1 commercial trash bin for every 4 units. 43 units are being proposed and required 11 two yard bins. The developer wants to utilize the residential trash pickup service with the 95 gallon tote. The developer has provided some concessions on the proposed plan and has identified is storage of each residential unit to be within the fenced yard or within the garage. The roads have been widened to 24' allowing minimum width for refuse collection. The developer has also provided 25' radii to allow acceptable turning movements of the refuse vehicles. The applicant has provided a plan for a single 95 gallon tote placement by the residents on the normal weekly collection route and this plan needs to be provided in a recorded document so it cannot be changed without the permission of the town in the future like in the developments CC&R's. The town will provide:
 - a. A single 95 gallon tote to each resident. The town currently allows two bins per customer. And two green waste per customer. That's 4 bins total. Staff recommends to the town board that the town limit the number of bins in this development to a single 95 gallon tote. No green waste bins will be provided and the allowed extra tote cannot be provided a pick up location per the plan.
8. Town staff cannot support the waiver of no sidewalks within the private development. Staff does support the applicants proposal of providing sidewalks on one side of the through road and/or additional links at the adjacent apartments connecting to the public right of way. There is only one building that is not connected now which is building #4. The towns plan for prosperity states "Every new development in the town would be connected to existing and future sidewalk and local street system rather than be planned as an isolated project" (page iv). The plan applies to this development within the Town of Gardnerville even though the plan was prepared prior to annexing the ranch into its boundaries. The Plan for prosperity Design Guidelines goal is to have new projects be organized around pedestrian oriented streets.
9. The Town of Minden is requiring the cutting of the Lasso Lane for the health and safety of the water system in the area. The cutting of Lasso is unavoidable and should be replaced as a half width patch min of 4' wide. This pavement has not been accepted by the town for maintenance. The pavement was placed just a few months ago.
10. Town staff support the variance in building setbacks from 10 feet to 8 feet based on the prior approval in the planned development under Phase one of the development of residential homes to allow for the minor variance on several of the single mainly parcels.
11. The future ditch needs to be constructed and no longer bonded as it will need to be used prior to this development going in.
12. Stop and street signage and Lights should be decorative in nature to match the town standards. These are not identified on the plan.
13. Curb cuts for the driveway entrances will need to provide handicap ramps straight through, unless sidewalk enters the site with colored stamp concrete to match the ranch development at each entrance with ada ramps at the returns.

14. Provide more detail on the catch basin insert and provide a maintenance schedule. Onsite and discharge storm drain facilities proposed are required to be maintained privately, including but not limited to storm water treatment devices, piping, catch basins, and retention/detention ponds, that will convey runoff into Town maintained storm drain systems shall have a maintenance and operations plan reviewed and approved by the town. Applicant is required to submit such plan before improvement plans will be approved. Adequate funding for perpetual maintenance of such facilities must be demonstrated.
15. All irrigation and/or storm water conveyance facilities shall be piped with exception of the Martin Slough and Park Ditch. The Park ditch needs to extend from Gilman to the Martin Slough Ditch. Ditch maintenance path and pedestrian access shall be provided. The ditch needs to be constructed prior to the site improvements going in. The development cannot discharge into a bonded "future" ditch by others.

The previous conditions of the planned development are as follows and are contained within the towns letter of approval dated August 8, 2012, indicates the following shall be provided;

16. The Town will not accept dedication of and maintenance of neighborhood monument signs and fences.
17. Storm drain facilities proposed are required to be maintained privately, including but not limited to storm water treatment devices, piping, catch basins, and retention/detention ponds, that will convey runoff into Town maintained storm drain systems shall have a maintenance and operations plan reviewed and approved by the town. Applicant is required to submit such plan before improvement plans will be approved. Adequate funding for perpetual maintenance of such facilities must be demonstrated.
18. The following Standard Town Conditions of Approval shall apply:
 - a. All administrative, engineering, or legal fees incurred by the Town in connection with reviewing the project shall be reimbursed and paid to the Town.
 - b. Improvement plans shall be reviewed and approved by the Town's engineer.
 - c. All drainage and agriculture irrigation facilities shall be piped and placed in the public right-of-way, *with the exception of Martin Slough and Park Ditch which shall remain open in this project.*
 - d. Construction runoff and dewatering practices shall be in accordance with the appropriate permits obtained from the Nevada Division of Environmental Protection. Discharge into existing Town storm drain systems will only be allowed upon written approval from the Town, and will be subject to discharge quality and storm drain cleaning requirements as set forth by the Town.
 - e. Maintenance plans and level of service for landscape areas proposed for care by a homeowner's association are required to be submitted for review and approval by the Town Board, who will either recommend approval or denial to the Board of County Commissioners of the maintenance plan.
 - f. Any damage to the Town's existing infrastructure, including, but not limited to, streets, curb and gutter, sidewalks, or drainage systems caused by the development of the project shall be repaired or replaced by the developer.

NOTE's from Board Meeting on conditions and modifying any conditions:

Relevant code sections

20.664.120 Multi-family housing (multi-family residential zoning district)

Multi-family housing within a multi-family residential zoning district is subject to design review and shall be constructed in the following manner:

A. All multi-family developments with 12 or more dwelling units must provide 25 percent of the project site as useable open space for passive and active recreational uses. Useable open space areas must not include rights-of-way, vehicle parking areas, areas adjacent to or between any structures less than 15 feet apart, setbacks, patios or private yards, or slope areas greater than 8 percent.

B. Each dwelling unit must have a private, walled patio or balcony in accordance with the following:

1. Ground floor units must have a patio or balcony not less than 150 square feet in area or 25 percent of the dwelling unit size, whichever is less.

2. All other units must have a patio or balcony not less than 75 square feet in area.

C. All multi-family developments must provide recreational amenities within the site which may include a swimming pool, spa, club house, tot lot with play equipment, picnic shelter or barbecue area, court game facilities such as tennis, basketball, or racquetball, improved softball or baseball fields, or, day care facilities. The type and number of amenities must be approved by the director and provided according to the following schedule:

Units	Number of Amenities
0-11	0
12-50	1
51-100	2
101-200	3
201-300	4

One amenity must be added for each 100 additional units or fraction thereof.

D. Off-street parking spaces for multi-family residential developments must be located within 150 feet from the dwelling unit (front or rear door) for which the parking space is provided.

E. Each dwelling unit must be provided a minimum of 150 cubic feet of private enclosed storage space within the garage, carport, or immediately adjacent to the dwelling unit.

F. Driveway approaches within multiple family developments of 12 or more units must be delineated with interlocking pavers, rough-textured concrete, or stamped concrete and landscaped medians.

G. All parts of all structures must be within 150 feet of paved access for single story and 50 feet for multi-story.

H. Common laundry facilities of sufficient number and accessibility consistent with the number of living units and the current County building code must be provided.

I. Where common laundry facilities are not provided, each dwelling unit must be designed for a washing machine and dryer. (Ord. 1173, 2006; Ord. 801, 1997; Ord. 763, 1996; Ord. 347, 1980; Ord. 203, 1973; Ord. 167, 1968)

20.664.150 Recreational vehicle storage facilities

Developments within the multi-family land use districts and with 12 or more dwelling units, or single-family subdivisions in excess of 30 units containing parcels less than 8,000 square feet in size shall provide recreational vehicle storage facilities. The storage facilities shall be reviewed as part of the design review and shall be constructed in the following manner:

- A. Centralized storage areas shall be provided for recreational vehicles, as defined in Appendix A and 20.660.150.C.4.d, at a minimum of one space for each eight dwelling units.
- B. Individual storage spaces shall measure not less than 12 feet by 30 feet, and shall have direct access to a driveway with a minimum paved width of 25 feet.

20.692.050 Size and access

A. Residential. Each off-street parking space for single-family structures in a residential zoning district shall have an area of not less than 180 square feet, exclusive of driveways or drive aisles. The interior width of each space shall not be less than 9 feet and the interior length of not less than 20 feet. Each space must be provided with adequate ingress and egress and the parking spaces are not be allowed within any required front yard or side of street yard building setback area. This restriction does not apply to property in the Residential Office (RO) overlay zoning district.

B. Commercial, industrial, institutional, and multi-family. Each off-street parking space for commercial, industrial, institutional, and multi-family residential uses must have adequate ingress and egress and must be properly striped to the following standards:

1. Each space must have an area of not less than 180 square feet, exclusive of driveways or drive aisles. The width of each space must be a minimum of nine feet and the length must be a minimum of 20 feet.

2. Up to 25 percent of the required off-street parking for multi-family and non-residential uses may be designated as small car or compact spaces. These spaces shall be nine feet wide by 18 feet long and must be identified as compact car spaces. Compact car spaces must be distributed evenly throughout the entire parking lot.

3. 50 percent of the available on-street parking spaces adjacent to the exterior boundaries of the property may be deducted from the required total off-street parking facilities.

4. Parallel parking spaces must have a minimum length of 22 feet and a minimum width of 10 feet.

5. Parking spaces that are adjacent to a side wall of greater than three feet in height must provide a minimum width of 10 feet.

C. Access drive.

1. When access is from a paved public street, alley, or private easement, a paved driveway approach, a minimum of ten feet in length and 12 feet in width shall be provided to each residential property. The drive approach shall be paved with two inches of asphaltic concrete or other similar material and four inches of aggregate base material.

2. Where ingress and egress to an industrial, commercial, or institutional development is required from a paved public street, alley, or private easement, a 30 foot wide, measured curb to curb, ten foot long paved access drive shall be provided. The access drive shall be paved with a minimum of two inches of asphaltic concrete or other similar material and six inches of aggregate base material as per required by the county.

August 22, 2014

AUG 22 2014

Via Hand Delivery

BY:

Dirk Goering, AICP
Associate Planner
DOUGLAS COUNTY COMMUNITY DEVELOPMENT
Post Office Box 218
Minden, Nevada 89423

**The Ranch at Gardnerville PD 04-008
Esplanade at The Ranch
Description and Statement of Justification**

Dear Dirk:

On behalf of our client, Jenuane Communities The Ranch, LLC, please consider this letter our statement of justification and project description for a modification to The Ranch at Gardnerville Planned Development.

Submitted concurrently with this Planned Development Modification is a Design Review for the development of fourteen (14) triplex condominium buildings containing a total of 42 single ownership units and one remaining common area parcel. The proposal includes a total of 42 building envelopes the smallest being approximately 1,499 square foot in size. The project is located at the intersection of Gilman Avenue and Heybourne Road in the Town of Gardnerville (APN 1320-33-210-069). The project site is part of The Ranch at Gardnerville Planned Development and totals 2.91 acres. The site is zoned SFR-8000 PD and MFR PD and is designated as Receiving Area in the Douglas County Master Plan.

According to Douglas County Code Section 20.676.010, the purpose of the Planned Development (PD) overlay is a method of comprehensive planning for smaller, less complex development projects than are typically processed with a specific plan, in order to achieve a more efficient and desirable design through flexible design standards than can be attained through the strict adherence to zoning standards.

Douglas County Code Section 20.676.070 (PD) Standards further states that setbacks, building heights, distances between buildings, lot coverage, building densities, parking requirements, and landscaping requirements can be varied when the commission finds that variations in these standards complements and assures the suitable integration of the planned development into the neighborhood or area in which it is located.

The applicant is proposing a unique approach to the multi-family component of The Ranch at Gardnerville in order to create a development that blends into the existing single family residential community while preserving the value, desirability, and attractiveness of the neighborhood. The purpose of the applicant's design is to incorporate design features that are more commonly aligned with single-family residences than a multi-family development, such as full driveway lengths and limited common area spaces. Additionally, each of the units will be individually owned.

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The applicant has worked extensively with Town of Gardnerville and County staff to ensure variances from standards as requested complement and assure the suitable integration of the project into The Ranch at Gardnerville Planned Development and existing surrounding neighborhoods.

Therefore, the applicant proposes to modify the Planned Development by increasing the multi-family residential units by one unit to 42 and the overall density for the planned development to a total of 634 dwelling units. Additionally, the proposed project includes the following variances from the standard ordinance:

- Request for private roads;
- Request for modification of urban local road improvement standards to include the reduction of the private road right-of-way from 60 feet to 32 feet, reduction of the standard road width from 35 to 24 feet, and removal of sidewalks;
- Allowance of tandem parking for Unit 1 in each building; and,
- Waiver of recreational vehicle storage requirements totaling 5 spaces.
- Minor variance reducing the building setbacks from all property lines from 10 feet to 8 feet.

Lastly, the County has requested that this modification include a zoning map amendment in order to correct the location of the MFR zoning. In 2007, the multi-family residential parcel was adjusted to allow for inclusion of the drainage ditch south of the parcel. The acreage for the ditch was moved to the Town of Gardnerville property, and the multi-family residential parcel was shifted north. However, the zoning was not moved at that time and resulted in a split zoning for the multi-family residential parcel. The zoning map amendment will change 0.91 acres of MFR/PD zoning to SFR-8000/PD on the Town of Gardnerville's parcel (APN 1320-32-614-002) and change 0.77 acres of SFR-8000/PD to MFR/PD on the applicant's parcel (APN 1320-33-210-069). This results in a net decrease of 0.14 acres of MFR/PD.

BACKGROUND:

The Ranch at Gardnerville Planned Development was originally approved on December 2, 2004 (PD 04-008) as the Anker Park Subdivision. The total site area was 201.45 acres in size and included 603 single family lots and 30 multi-family lots for a total of 633 dwelling units. Since the original approval, there have been several modifications to the Planned Development including a modification (PD 04-008-4) approved in November 2012 which allowed the applicant flexibility to increase the multi-family residential units to 41 units and decrease the number of single family units proportionally, not to exceed MFR density standards at the time of design review.

The proposed request, including the zoning map amendment, will result in a density of 14.4 dwelling units per acre, still below the maximum of 16 dwelling units per acre as allowed under MFR. If approved, the application will require transfer of one additional development right as required for the additional density.

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KEY ISSUES:

Master Plan & Zoning Consistency: The request is consistent with the master plan designation of Receiving Area and the base zoning district of multi-family which calls for a maximum density of 16 dwelling units per acre. The application includes a zoning map amendment in order to correct the location of the MFR zoning. The request proposes a total of 2.91 acres of MFR/PD zoning which results in 14.4 dwelling units per acre.

Neighborhood Compatibility: The Esplanade at The Ranch project site is located south of Heybourne Road and west of Gilman Avenue within The Ranch at Gardnerville Planned Development. The multi-family residential units are compatible with the existing single family residences to the north and Chichester Estates Subdivision to the southeast.

Phasing: The development of the overall Planned Development will be constructed in up to 24 separate subphases. The Owner is not requesting any amendment to the phasing plan which shows the multi-family component of this planned development to be constructed in Phase VII B by December 31, 2035.

Development Schedule: The applicant plans to commence construction of the multi-family component immediately upon receipts of final project approvals and permitting. The multi-family project will be constructed in a single phase. The applicant anticipates project build-out could occur within 18 to 36 months depending on market demands.

Roads/Traffic: Access to the project will be via private roads at three locations. Two of the connections are off of Lasso Lane and one connection off of Gilman Avenue. On June 12, 2013, Traffic Works prepared an updated traffic study for Phases 4 through 8 of the project, serving as a supplement to the previous traffic analysis dated September 2004.

Water Service: Water service will be provided by the Town of Minden. The Town of Minden has requested a looped water system. Connection to the existing water main and construction of the looped system will require street cuts on Lasso Lane. The applicant proposes to keep street cuts to a minimum and will meet the associated repair requirements of the Town.

Drainage/Flood Plain: The Esplanade at the Ranch project site is located in a Zone X, Unshaded flood zone which is an area determined to be outside of the 500-year floodplain. Storm drainage will be collected on site and conveyed to the ditch that will be constructed (by others) south of the site. Onsite catch basins will be equipped with inserts to pre-treat storm water run-off prior to discharge from the site. The on-site catch basins will be maintained by the homeowners association, and maintenance requirements will be outlined in the CC&R's, including annual reporting to the Town of Gardnerville.

Maintenance of Common Area Facilities: Common area within the multi-family development will be maintained by a homeowner's association.

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Trash Receptacles: Trash receptacles will be stored within in each unit's enclosed garage or behind screened fences pursuant to Douglas County Code 20.690.030(Q). In cooperation with the Town, the applicant is proposing to include landscape strips between unit driveways and designate trash receptacle placement locations that meet the Town's requirements for pick up. (Please see attached Trash Receptacle Location exhibit.)

Storage Space: 150 cubic feet of storage space will be provided within the garage of each unit.

Variances from Standard Ordinance: The proposed project includes the following variances from the standard ordinance:

- Request for private roads;
- Request for modification of urban local road improvement standards to include the reduction of the private road right-of-way from 60 feet to 32 feet, reduction of the standard road width from 36 to 24 feet, and removal of sidewalks;
- Minor variance reducing the building setbacks from all property lines from 10 feet to 8 feet.
- Allowance of tandem parking for Unit 1 in each building; and,
- Waiver of recreational vehicle storage requirements totaling 5 spaces.

The applicant has made the request for private roads and modifications to the urban local road improvement standards in order to allow the project design to provide for full 20-foot driveways and additional open space. While the proposed project is considered multi-family, the desire is for the units to reflect single-family residential components and blend into the existing single-family residential neighborhood. The deviations from the standard ordinances reflect the style and type of housing development proposed, which is more upscale, urban density single-family attached homes. The reduction and modification of the roadway standards is in favor of driveways and landscaped areas which will be maintained by the homeowner's association.

At the recommendation of the Town of Gardnerville Board, Town and County staff, the application has made several modifications to the project design since the original submittal, including relocating the sidewalk to the south side of Concho Drive in order to provide connectivity throughout the project site and pedestrian access to units along Concho Drive. Due to site restrictions, in order to accomplish this modification and improve site orientation for Building #4, County staff indicated that they would be willing to support a minor variance reducing the building setbacks from all property lines from 10 feet to 8 feet.

The proposed project exceeds the required parking standards by providing 145 parking spaces (70 garage spaces, 65 driveway spaces, and 10 off-street spaces). Each unit must provide two parking spaces, one of which must be covered. However, these spaces for Unit 1 of each building are tandem parking spaces which are not allowed under code without approval.

The applicant requests a waiver of the requirement to construct a recreational vehicle storage facility. Pursuant to the existing conditions of approval for The Ranch at Gardnerville Planned Development, recreational vehicle storage facilities were not a requirement of the overall Ranch

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at Gardnerville Planned Development. The applicant requests that this be extended to the multi-family component of the project as well.

Open Space: Open space requirements were met through the overall planned development and through the utilization of transferrable development rights. Therefore, the additional open space within the multi-family development is above and beyond what is required. The project includes a total of 43,103 square feet of landscaping area which exceeds the 6,150 square feet (15% of paved area) required per Douglas County Code 20.694.100(A).

The following paragraphs provide our analysis of the required findings for a Planned Development per Douglas County Code §20.676.040:

Planned Development Findings:

1. *The plan is consistent with the statement of objectives of a planned development contained in the master plan and in this chapter.*

Comment: The stated purpose of a planned development process in Chapter 20.676.010 is to provide a method of comprehensive planning for smaller, less complex development projects than are typically processed with a specific plan, and which meet certain criteria. These criteria are as follows:

- i. The project site contains topographic constraints, environmental resources, or other features which require special planning consideration;

Comment: The project site is not constrained by physical or environmental features that would otherwise render it subject to the stated criteria. Douglas County requires that a planned development application be filed for this project since the site is located within a designated Receiving Area.

- ii. A more efficient and desirable design can be achieved through flexible design standards or mixed land use patterns than can be attained through the strict adherence to zoning standards;

Comment: The applicant is proposing a unique approach to the multi-family component of The Ranch at Gardnerville in order to create a development that blends into the existing single family residential community and preserves the value, desirability, and attractiveness of the neighborhood. The applicant is requesting variances to achieve a more efficient and desirable design.

- iii. Adequate public facilities and infrastructure exist or can be provided to the project site to serve the proposed type and intensity of development;

Comment: Adequate public facilities exist to serve the proposed development, including all typical urban services (community sewer, community water, storm drainage) and related key infrastructure. Minden-Gardnerville Sanitation District (MGSD) and the Town of Minden will provide community sewer and community water service to all lots within the proposed development, respectively.

- iv. Detailed development plans are known at the time the comprehensive development plan is prepared, allowing combined review and approval.

Comment: Detailed development plans have been submitted with this application, including grading, drainage, utility plans, floor plans, elevations, and project phasing plans.

- v. Build-out of the planned development project area is contemplated within the scope and duration of the plan.

Comment: The applicant plans to commence construction of the multi-family component immediately upon receipts of final project approvals and permitting. The applicant anticipates project build out could occur within 18 to 36 months depending on market demands. However, the applicant is not proposing a change to the current phasing plan. The overall planned development will be constructed in up to 24 subphases, the timing of which will be determined based upon market conditions then present in the community. The multi-family component of this planned development is to be constructed in Phase VII B by December 31, 2035.

- vi. The project is located within a receiving area as shown on the master plan land use maps, and is proposing to utilize transfer development rights.

Comment: The project is located within a receiving area and will require one additional transfer development right. The transfer of an adequate number of development rights to the site will occur concurrently with or immediately prior to the recordation of the final map.

- 2. *The extent that the plan departs from zoning and subdivision regulations otherwise applicable to the property, including but not limited to density, bulk and use are deemed to be in the public interest.*

Comment: The proposed development does not require any variances to the standard subdivision regulations with respect to density, bulk and use and is consistent with the Receiving Area land use density regulations and policies as previously discussed. The applicant is requesting a variance to standard ordinances including a request for private roads; a request for modification of urban local road improvement standards to include the reduction of the private road right-of-way from 60 feet to 32 feet, reduction of the standard road width from 35 to 24 feet, and removal of sidewalks; minor variance reducing the building setbacks from all property lines from 10 feet to 8 feet.; allowance of tandem parking for Unit 1 in each building; and, a waiver of recreational vehicle storage requirements totaling 5 spaces.

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3. *The ratio of residential to non-residential use in the planned development is consistent with the master plan.*

Comment: This finding is not applicable to this particular application.

4. *The purpose, location and amount of the common open space in the planned development, the reliability of the proposals for maintenance and conservation of the common open spaces are adequate as related to the proposed density and type of residential development.*

Comment: Common facilities for the overall Planned Development include the regionally significant Martin Slough riparian area parcel and the detention ponds. Perimeter fencing will be privately maintained. Within the multi-family development, additional open space with amenities will be provided to the residents. These areas will be maintained by a homeowners association.

5. *The physical design of the plan and the manner in which the design of the planned development makes provisions for adequate public facilities, as required by this code.*

Comment: All public facility requirements contained within the adopted code are met with the proposed development, including adequate water, sewer, streets, drainage and open space.

6. *The beneficial relationship of the proposed planned development to the neighborhood in which it is proposed to be established, as expressed in the compatibility standards of this code.*

Comment: No compatibility standards are specifically expressed in the development code; however this proposal is compatible with adjacent land uses as it provides similar residential land uses as adjacent approved developments. The purpose of the applicant's design is to incorporate design features that are more commonly aligned with single-family residences than a multi-family development, such as full driveway lengths and limited common area spaces. Additionally, each of the units will be individually owned.

The applicant has worked extensively with Town of Gardnerville and County staff to ensure that although variances from standards are being requested, these variances complement and assure the suitable integration of the project into The Ranch at Gardnerville Planned Development and existing surrounding neighborhoods.

7. *Where a development plan proposes development over a period of years, the sufficiency of the terms and conditions intended to protect the interests of the public, residents and owners of the planned development and the integrity of the plan and, where the plan provides for phases, the period in which the application for each phase must be filed.*

7-18

Comment: As indicated in previous paragraphs, the overall planned development will be constructed in a series of 24 subphases. The timing and scope of each respective phase will be dependent on market and economic factors within the community. It is anticipated that the multi-family component build-out could be completed within 18 to 36 months of the project approval. However, the applicant is not proposing a change to the current phasing plan which indicates that the multi-family component of this planned development is to be constructed in Phase VII B by December 31, 2035.

8. *That each individual unit or phase of the development, if built in stages, as well as the total development, can exist independently and be capable of creating a good environment in the locality and be as desirable and stable in any phase as in the total development.*

Comment: The accompanying project phasing plan demonstrates that each phase can exist independently with adequate access and utility services being provided to each phase.

9. *The uses proposed will not be a detriment to the present and proposed surrounding land uses, but will enhance the desirability of the area and have a beneficial effect.*

Comment: The planned development will increase the desirability of the area by promoting a high quality neighborhood that is compatible with surrounding development.

10. *Any deviation from the standard ordinance requirements is warranted by the design and additional amenities incorporated in the development plan which offers certain unusual redeeming features to compensate for any deviations that may be permitted.*

Comment: While the proposed project is considered multi-family, the desire is for the units to reflect single-family residential components and blend into the existing single-family residential neighborhood. The deviations from the standard ordinances reflect the style and type of housing development proposed, which is more upscale, urban density single-family attached homes. The reduction and modification of the roadway standards is in favor of driveways and landscaped areas which will be maintained by the homeowner's association. The applicant has worked extensively with Town of Gardnerville and County staff to ensure that although variances from standards are being requested, these variances complement and assure the suitable integration of the project into The Ranch at Gardnerville Planned Development and existing surrounding neighborhoods.

11. *The principles incorporated in the proposed development plan indicate certain unique or unusual features which could not otherwise be achieved under the other zoning districts.*

Comment: Development within a receiving area requires a planned development overlay zoning district; there is no other alternative approach for entitling development within these areas.

- 12. The planned development will not result in material prejudice or diminution in value of surrounding properties, and will not endanger the health, safety and welfare of the community.*

Comment: The project is proposed to be developed at land use types and densities that are compatible with adjacent residential developments. Therefore, the proposal will not result in material prejudice or diminution of value of these surrounding properties. There exists no evidence or findings to date that indicate the proposal will endanger the health, safety or general welfare of the community.

- 13. The subdivision of land proposed in the planned development meets the requirements of the Nevada Revised Statutes and this code.*

Comment: The proposed subdivision meets the requirements of NRS Chapter 278 and Douglas County Development Code Planned Development standards.

- 14. The subdivision of land proposed in the planned development conforms to the density requirements, lot dimension standards and other regulations applicable to planned developments.*

Comment: The proposal is consistent with the regulations applicable to planned developments within receiving areas in Douglas County's urban areas.

- 15. The subdivision of land proposed in the planned development conforms to the improvement and design standards contained in the development code and adopted design criteria and improvement standards.*

Comment: All of the proposed improvements conform to Douglas County's design standards consistent with the requested variances.

- 16. Where applicable, adequate transfer development rights have been established consistent with the number of proposed units within the planned development.*

Comment: Transfer of development rights will occur prior to or concurrent with the recordation each phase of this proposed subdivision development.

- 17. The planned development has a beneficial relationship to the neighborhood in which it is proposed to be established.*

Comment: The Planned Development is consistent with the neighborhood development within this area of Minden and Gardnerville.

Tentative Subdivision Map Findings:

1. *The property to be subdivided is zoned for the intended uses and the density and design of the subdivision conforms to the requirements of the zoning regulations contained in Part II of this development code;*

Comment: With the proposed Planned Development, the proposal conforms to the requirements of Part II of the development code.

2. *If planned development is proposed, the tentative subdivision map conforms to the density requirements, lot dimension standards and other regulations applicable to planned developments;*

Comment: The tentative map conforms to the planned development regulations.

3. *The tentative subdivision map conforms to public facilities and improvement standards contained in the development code;*

Comment: All adequate public facilities are provided with this development application.

4. *The tentative subdivision map conforms to the improvement and design standards contained in the development code and adopted design criteria and improvement standards;*

Comment: All of the proposed improvements conform to Douglas County's design standards consistent with the requested variances.

5. *If applicable, that a phasing plan has been submitted and is deemed acceptable;*

Comment: The applicant plans to commence construction of the multi-family component immediately upon receipts of final project approvals and permitting. The multi-family component will be constructed in a single phase. The applicant anticipates project build out could occur within 18 to 36 months depending on market demands. However, the applicant is not proposing a change to the current phasing plan. The overall planned development will be constructed in up to 24 subphases, the timing of which will be determined based upon market conditions then present in the community. The multi-family component of this planned development is to be constructed in Phase VII B by December 31, 2035.

6. *The approval contains terms that plan for the possibility of abandonment or termination of the project;*

Comment: The project-phasing plan has been developed so that any phase of the project can stand alone and independent of subsequent phases in case of abandonment or termination of the project.

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7. *There are no delinquent taxes or assessments on the land to be subdivided, as certified by the County Treasurer.*

Comment: All taxes are paid current as demonstrated by the receipt from the County Treasurer's office that is attached to this application.

8. *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.*

Comment: The project site is not located in an identified cultural resources study area.

NRS 27A380 and 410 The following is a discussion on the criteria prescribed by Nevada Revised Statute (NRS) 278A.380 and 278A.410. Comments to these two sections are below:

In addition to the findings required by Title 20 for planned development approval, NRS 278A.380, (Purposes of provision for enforcement and modification) and NRS 278A.410 Section 2, provides:

"The enforcement and modification of the provision of the plan must be to the further mutual interest of the residents and owners of the planned development and of the public in the preservation and integrity of the plan as finally approved. The enforcement and modification of the provisions must be drawn also to insure that modifications, if any, in the plan will not impair the reasonable reliance of the residents and owners upon the provision of the plan or result in changes that would adversely affect the public interest."

Comment: The existing provisions of Title 20 Section 20.676 allow for modifications to a Planned Development, where the review requires the same kind of findings that are required of the initial application.

NRS 278A.410 (2) Modification of the plan by City and County provides as follows:
"All provisions of the plan authorized to be enforced by the city or county may be modified, removed or released by the city or county, except grants or easements relating to the service or equipment of a public utility unless expressly consented to by the public utility, subject to the following conditions:

1. No such modification, removal or release of the provisions of the plan by the city or county may affect the rights of the residents of the planned unit residential development to maintain and enforce those provisions.

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Comment: This request does not change or impact the enforcement or maintenance of the plan under the existing CC&R's.

2. No modification, removal or release of the provisions of the plan by the city or county is permitted except upon a finding by the city or county, following a public hearing that it:

(a) Is consistent with the efficient development and preservation of the entire planned unit development;

Comment: As conditioned, the plan will not impact the residents within and adjacent to the proposed development. Measures to reduce traffic and noise have been addressed by limiting access points, buffering with open space, and compatibility with the surrounding residential character.

(b) Does not adversely affect either the enjoyment of land abutting upon or across a street from the planned unit development or the public interest; and

Comment: This request will not result in a change of conditions which would adversely affect neighboring properties as described or the public interest.

(c) Is not granted solely to confer private benefit upon any person.

Comment: The modification does not seek to confer a private benefit.

Thank you for your consideration regarding this matter. Should you have any further questions, please do not hesitate to call.

Yours faithfully,

R.O. ANDERSON ENGINEERING, INC.



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

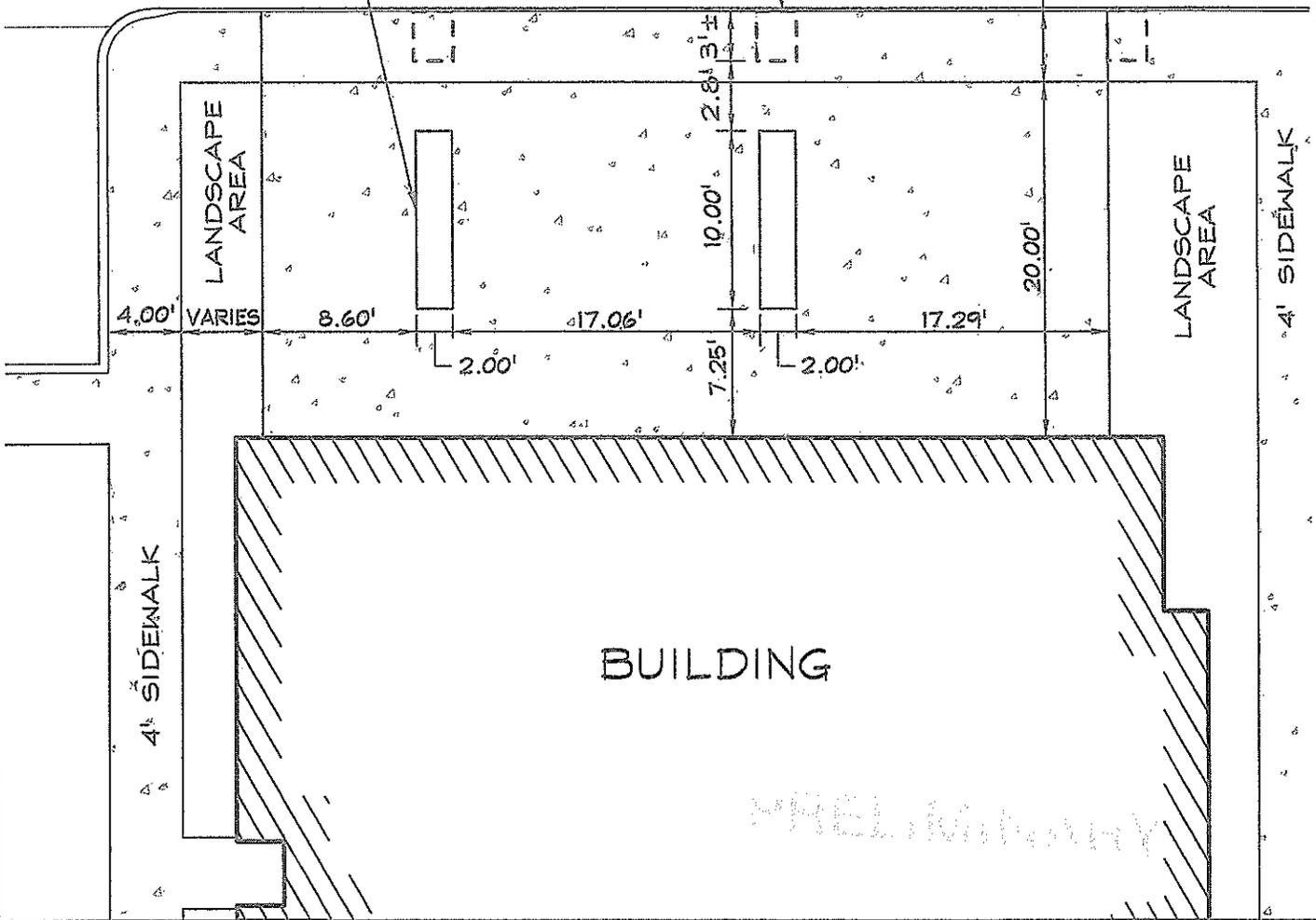
cc. Ken Hendrix
Carrie McAninch
Tom Dallaire, P.E.
Jenifer Davidson

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AUG 22 2014

CONCHO DRIVE

PLANTER, TYP. TRASH RECEPTACLE AREA, TYP. 4' SIDEWALK



PRELIMINARY

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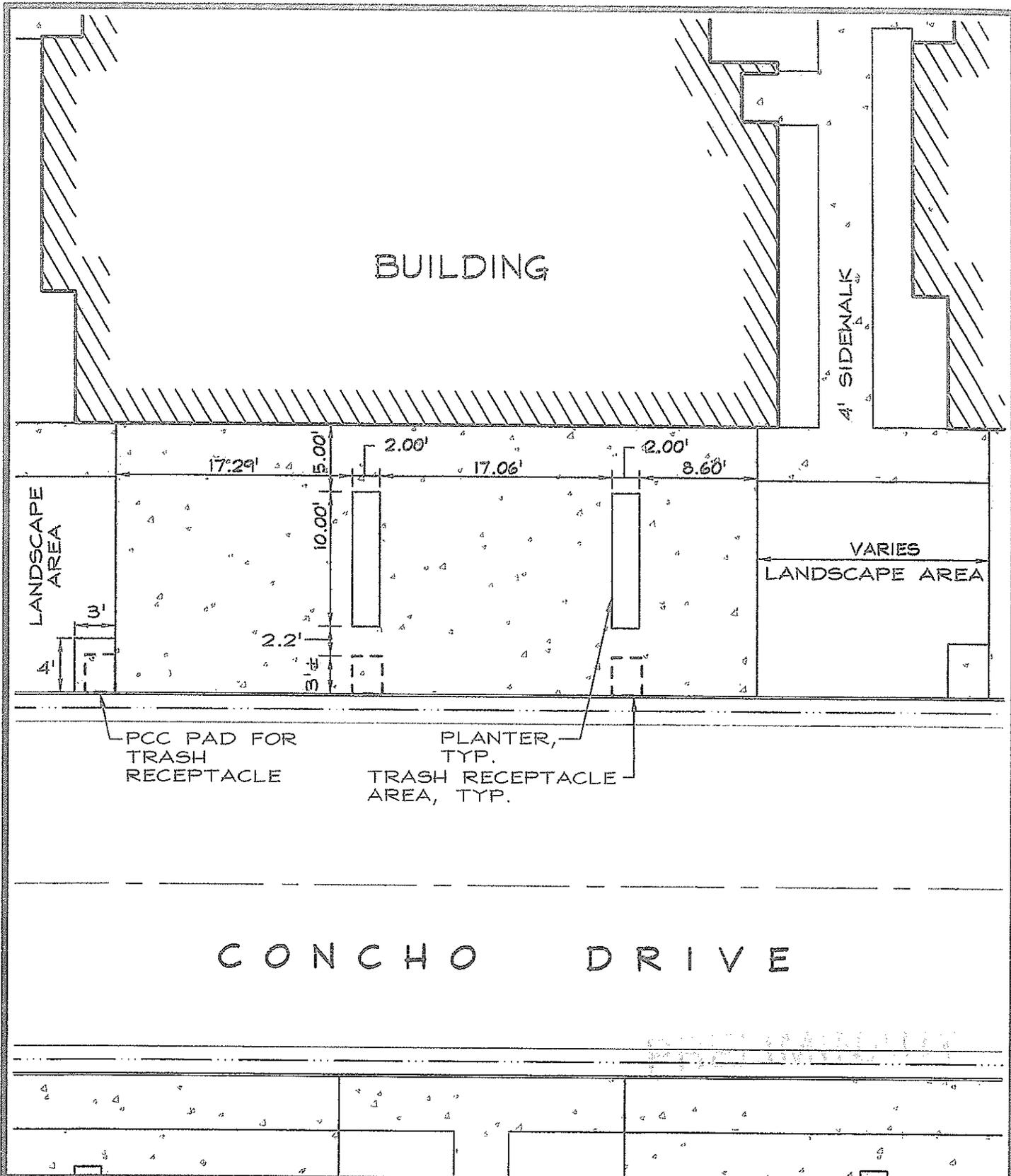
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TRASH RECEPTACLE W/ SIDEWALK

JENUANE COMMUNITIES THE RANCH

2115-001

08/22/14



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**TRASH RECEPTACLE
 W/OUT SIDEWALK**

JENUANE COMMUNITIES THE RANCH

2115-001 08/22/14

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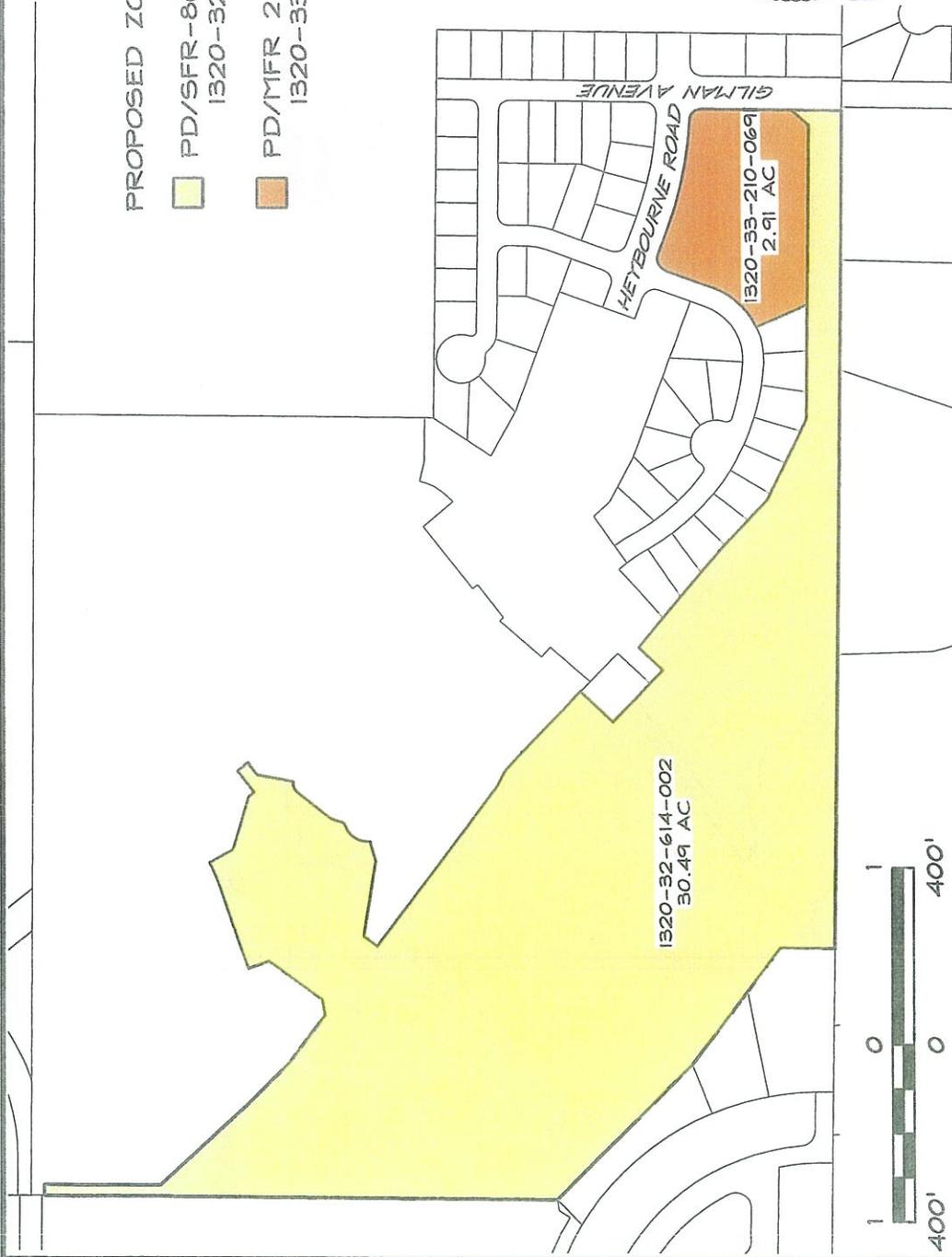


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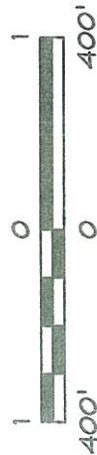
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PROPOSED ZONING:

- PD/SFR-8000 30.49 AC
1320-32-614-002
- PD/MFR 2.91 AC
1320-33-210-069



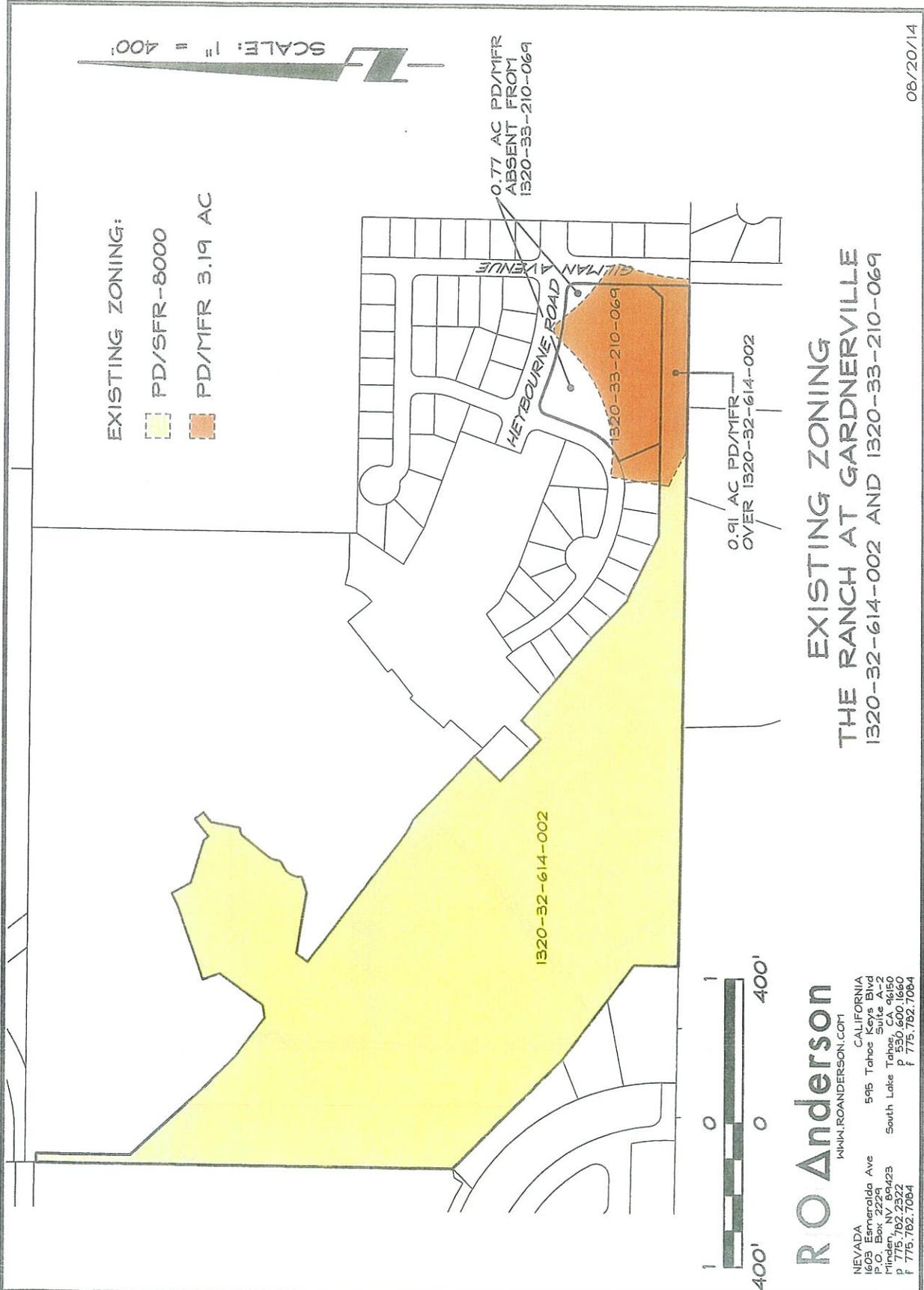
PROPOSED ZONING
THE RANCH AT GARDNERVILLE
 1320-32-614-002 AND 1320-33-210-069



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EXISTING ZONING:
 PD/SFR-8000
 PD/MFR 3.19 AC

EXISTING ZONING
THE RANCH AT GARDNERVILLE
 1320-32-614-002 AND 1320-33-210-069

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 South Lake Tahoe, CA 96150
 P 530.600.1660
 F 775.782.7064

08/20/14

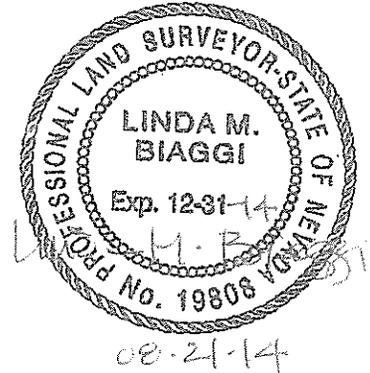
**DESCRIPTION
PROPOSED PD / MFR ZONING
THE RANCH AT GARDNERVILLE**

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

A parcel of land located within a portion of Section 33, Township 13 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

Lot 'D' as shown on the Final Subdivision Map for The Ranch at Gardnerville – Phase IIA-1 filed for record June 18, 2013 in the office of Recorder, Douglas County, Nevada as Document No. 825569, containing 126,931 square feet (2.91 acres), more or less.

Prepared By: R.O. ANDERSON ENGINEERING, INC.
P.O. Box 2229
Minden, Nevada 89423



**DESCRIPTION
PROPOSED PD / SFR 8000 OVER LOT 'B'
TOWN OF GARDNERVILLE**

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

A parcel of land located within portions of the Northeast one-quarter (NE) of Section 32 and the Northwest one-quarter (NW) of Section 33, Township 13 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada, further described as follows:

Lot 'B' as shown on the Record of Survey to Support a Boundary Line Adjustment for The Ranch at Gardnerville 1, LLC and Town of Gardnerville recorded May 8, 2013 in the office of Recorder, Douglas County, Nevada as Document No. 823143, further described as follows:

Commencing at the northwesterly corner of the Remainder parcel as shown on the Amended Final Map for The Ranch at Gardnerville, Phase 1, recorded March 30, 2012 in said office of Recorder as Document No. 799923;

thence along the westerly boundary of said Remainder parcel, South 00°20'20" West, 30.00 feet to the POINT OF BEGINNING;

thence South 89°42'55" East, 25.00 feet;

thence along a line offset 25-feet easterly of and parallel with said westerly boundary of the Remainder parcel, South 00°20'20" West, 259.44 feet to a point on the northerly boundary of Lot 'B' as shown on the Final Subdivision Map for The Ranch at Gardnerville, Phase 1, recorded December 13, 2007 in said office of Recorder as Document No. 714735;

thence along the boundary of said Lot 'B', the following courses:

South 42°44'35" East, 273.47 feet;

South 45°08'57" East, 130.11 feet;

South 53°16'33" East, 131.78 feet;

North 80°43'22" East, 37.11 feet;

North 35°38'58" East, 147.19 feet;

thence North 19°04'05" West, 50.01 feet;

thence North 70°55'55" East, 194.46 feet;

thence along the arc of a curve to the left having a radius of 447.00 feet, central angle of 07°35'37", arc length of 59.24 feet, and chord bearing and distance of North 67°08'07" East, 59.20 feet;

thence South 29°24'04" East, 60.05 feet;

thence along the boundary of said Lot 'B', the following courses:

South 73°34'53" East, 123.75 feet;
South 43°01'39" East, 17.92 feet;
North 51°48'58" East, 60.37 feet;
South 38°11'02" East, 30.00 feet;
South 51°48'58" West, 33.80 feet;
South 10°34'38" West, 82.65 feet;

Along the arc of a non-tangent curve to the left having a radius of 24.00 feet, central angle of 61°32'07", arc length of 25.78 feet, and chord bearing and distance of South 69°48'35" West, 24.55 feet;

South 39°02'31" West, 87.04 feet;

Along the arc of a curve to the left having a radius of 57.00 feet, central angle of 31°30'49", arc length of 31.35 feet, and chord bearing and distance of South 23°17'07" West, 30.96 feet;

Along the arc of a reverse curve having a radius of 15.00 feet, central angle of 64°20'23", arc length of 16.84 feet, and chord bearing and distance of South 39°41'54" West, 15.97 feet;

Along the arc of a reverse curve having a radius of 51.50 feet, central angle of 77°24'55", arc length of 69.58 feet, and chord bearing and distance of South 33°09'38" West, 64.41 feet;

South 73°15'23" West, 45.56 feet;
North 80°57'39" West, 172.21 feet;
South 36°43'27" West, 38.44 feet;
South 53°16'33" East, 451.59 feet;
South 61°51'07" East, 41.78 feet;

thence South 46°31'31" East, 247.02 feet;

thence along the westerly line of Lot 'C' as shown on said Final Subdivision Map, Document No. 714735, South 43°28'29" West, 100.00 feet;

thence along the southerly line of said Lot 'C', South 46°31'31" East, 120.00 feet;

thence continuing South 46°31'31" East, 42.00 feet;

thence North 43°28'29" East, 75.37 feet;

thence South 50°24'38" East, 302.49 feet;

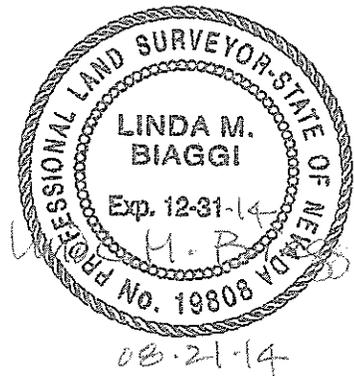
thence along said Lot 'B' boundary, the following courses:

South 47°06'33" East, 139.68 feet;
South 64°33'55" East, 203.37 feet;
South 89°19'12" East, 363.85 feet;
South 89°20'57" East, 307.13 feet;
North 41°36'44" East, 51.12 feet;
South 00°39'03" West, 112.92 feet;
North 89°20'57" West, 340.66 feet;

North 89°19'12" West, 1261.23 feet;
North 89°09'51" West, 302.55 feet;
North 00°40'36" East, 120.30 feet;
North 53°24'24" West, 328.80 feet;
North 45°13'00" West, 429.86 feet;
North 00°20'20" East, 1152.36 feet to the POINT OF BEGINNING,
containing 30.49 acres, more or less.

The Basis of Bearing of this description is South 89°42'55" East, the north line of the Remainder parcel as shown on the Amended Final Map for The Ranch at Gardnerville, Phase 1, recorded March 30, 2012 in the office of Recorder, Douglas County, Nevada as Document No. 799923.

Prepared By: R.O. ANDERSON ENGINEERING, INC.
P.O. Box 2229
Minden, Nevada 89423



Gardnerville Town Board

AGENDA ACTION SHEET



1. **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.

2. **Recommended Motion:** Based on the prior item, Town staff recommends a motion to approve the design review application with the conditions as outlined in the attached staff report.

Funds Available: Yes N/A

3. **Department:** Administration

4. **Prepared by:** Tom Dallaire

5. **Meeting Date:** September 2, 2014 **Time Requested:** 20 minutes

6. **Agenda:** Consent Administrative

Background Information:

The 2.91 acre multifamily zoned property is part of the planned development for the Ranch at Gardnerville scheduled to be constructed in phase 7B, prior around 2035. The project is 14 – 3 plex units utilizing a private road to access the site. The applicant is asking for an administrative minor variance to the required building setbacks allowing a decrease in boundary offset from 10 feet to 8 feet. See the attached staff report for the comments and recommendations.

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

8. **Board Action:**

Approved Approved with Modifications
 Denied Continued

The following are the conditions identified by staff in the review of the attached proposed PD modification;

1. Town staff supports the variance in building setbacks from 10 feet to 8 feet based on the prior approval in the planned development under Phase One of the development of residential homes to allow for the minor variance on several of the single mainly parcels.
2. The Town will **NOT** maintain the proposed private roads.
3. Provide recreational vehicle temporary parking in place of actual storage so residents can load and unload gear to the recreational vehicle.
4. The town limits the number of totes by issuing a single 95 gallon trash tote to each unit.
5. The Ranch at Gardnerville developer needs to construct the “future” ditch approved with the phase I development improvements prior to this development going in.
6. Stop signs, street signage and lights should be decorative in nature to match the town standards.
7. Curb cuts for the roadway entrances will need to provide handicap ramps straight through.
8. Provide colored stamped concrete to match the Ranch development at each entrance.
9. Provide information on the catch basin inserts and provide a maintenance schedule. Onsite and discharge storm drain facilities proposed are required to be maintained privately, including but not limited to storm water treatment devices, piping, catch basins, and retention/detention ponds, that will convey runoff into town maintained storm drain systems shall have a maintenance and operations plan reviewed and approved by the town. Applicant is required to submit such plan before improvement plans will be approved. Adequate funding for perpetual maintenance of such facilities must be demonstrated.
10. All irrigation and/or storm water conveyance facilities shall be piped, with exception of the Martin Slough and Park ditch. The Park ditch needs to extend from Gilman to the Martin Slough ditch. Ditch maintenance, path and pedestrian access shall be provided. The ditch needs to be constructed prior to the site improvements going in. The development cannot discharge into a bonded “future” ditch by others.
11. The cutting of Lasso is unavoidable and should be replaced as a half width patch min of 4’ wide. The town will **not** accept dedication or maintenance of neighborhood monument signs and fences.
12. The following Standard Town Conditions of Approval shall apply:
 - a. All administrative, engineering, or legal fees incurred by the Town in connection with reviewing the project shall be reimbursed and paid to the Town.
 - b. Improvement plans shall be reviewed and approved by the Town’s engineer.
 - c. All drainage and agriculture irrigation facilities shall be piped and placed in the public right-of-way, *with the exception of Martin Slough and Park Ditch which shall remain open in this project.*
 - d. Construction runoff and dewatering practices shall be in accordance with the appropriate permits obtained from the Nevada Division of Environmental Protection. Discharge into existing town storm drain systems will only be allowed upon written approval from the Town,

and will be subject to discharge quality and storm drain cleaning requirements as set forth by the Town.

- e. Maintenance plans and level of service for landscape areas proposed for care by a homeowner's association are required to be submitted for review and approval by the town board, who will either recommend approval or denial to the Board of County Commissioners of the maintenance plan.
- f. Any damage to the town's existing infrastructure, including, but not limited to, streets, curb and gutter, sidewalks, or drainage systems caused by the development of the project shall be repaired or replaced by the developer.

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:** N/A
Funds Available: Yes N/A

3. **Department:** Administration

Prepared by: Tom Dallaire

4. **Meeting Date:** September 2, 2014 **Time Requested:** N/A

5. **Agenda:** Consent Administrative

Background Information: Chad Walling, R.O. Anderson's Engineering, called on 8/28/14 and asked to continue this item to October.

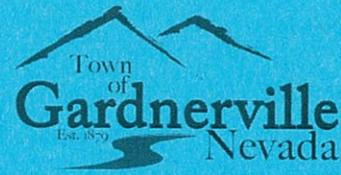
6. **Other Agency Review of Action:** Douglas County N/A

7.

8. **Board Action:**

- Approved Approved with Modifications
 Denied Continued

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:** N/A
Funds Available: Yes N/A

3. **Department:** Administration

Prepared by: Tom Dallaire

4. **Meeting Date:** September 2, 2014 **Time Requested:** N/A

5. **Agenda:** Consent Administrative

Background Information: Chad Walling, R.O. Anderson Engineering, called on 8/28/14 and asked this item be continued to October.

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

7. **Board Action:**

Approved Approved with Modifications
 Denied Continued

Gardnerville Town Board

AGENDA ACTION SHEET



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

2. **Recommended Motion:** APPROVE the draft resolution 2014R-02 (with any corrections made) and authorize town staff to proceed with the public noticing and start the two hearing process of implementing a new trash rate structure.

Funds Available: Yes N/A

3. **Department:** Administration

Prepared by: Tom Dallaire

4. **Meeting Date:** September 2, 2014 **Time Requested:** 10 minutes

5. **Agenda:** Consent Administrative

6. **Background Information:** see the 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 Philips, Board Member
Mary Werner, Board Member

MEMORANDUM

Date: August 29, 2014
To: Gardnerville Town Board
From: Tom Dallaire, P.E., Town of Gardnerville
Subject: Health and Sanitation rate structure and billing practices.

Over the past four years, Town staff has streamlined the field collection operations and reduced the staff and equipment time spent on the routes, in order to be as efficient as possible. There are current practices administrative staff is finding could use similar streamlining improvements. We need to take steps to reduce this effort by staff to streamline our administrative efforts and come up with a 5 to 10 year plan for the H&S fund to ensure its success and meet the needs of our customers.

There are really three services the department provides for its customers.

1. Residential bin pickup where we have one to two 95 gallon totes at each residence. We have one fee if you have a single 95 gallon tote or if you have 2-95 gallon totes. That does not seem right. It takes extra time and more volume to dump the additional bin.
2. Commercial bins: Just a little over a half of the customers are charged the towns bin rental fee.
3. We also pick up green waste. While this reduces our dump tonnages which we are charged for, there is still a cost associated with this service, to have the staff drive a truck around town to pick up green waste. This is becoming a very popular program. We are using two trucks now and will need a third shortly.

Staff is looking for direction from the board on the following items and if we can proceed with a rate schedule and change some of the ways we currently are doing business. We are getting very busy in the office with projects and town events and need to find ways to save time and effort so we can focus on the customer.

Things we need to take into consideration on when we looking at a rate structure and rates residents and business are paying for.

Commercial Service considerations;

- A. Just have one service fee. No more trash and landfill fee.
- B. Plan for future maintenance shop expansion to implement a recycling program.
- C. Implement a GPS tracking system and camera to protect the driver's form those who

hear the loud truck go by thinking they are going over the speed limit. When the fan clutch kicks in, the truck sounds like the drivers are flooring the throttle. When it actually kicked the fan on to stay cool. The GPS tracks when cans are being picked up and where drivers are located on the routes so we can see where they are when the customer calls.

- D. Come up with a plan for vehicle replacement and ensure we have adequate funding for truck replacement.
- E. Remove the bin rental fee. No one else in the area charges their own clients for a bin rental. We need to have control of the dumpster so if the wheel breaks or the bottom falls out we can fix it.
- F. We want to implement a once a month pick up for commercial customers. This practice will affect about 10 businesses that push the trash pickup out two months, or twice a year, or even once a year. We even have a business that owns their own bin and we just picked them up for the first time in two years. The once a month pick up will stop this problem.
- G. Staff wants to be able to run a daily route and pick up all on the route. They have situations where they back up to a bin open the gates, check the dumpster and if it is less than half full we do not dump them. We have taken staff time to drive to the location, set up and run the route, we need to just pick it up if we are there regardless of if it has anything or is overloaded. We are on a schedule and we need to keep it. If the business signs up for once a week pickup and pays for once a week service, then we provide the service. If they need a call back we will schedule it with the next route when we are next to the business. This way we are consistent with our service, the revenue stream will be more consistent and we will be able to better predict how many dumpster picks we will have during the day. Right now we could be over or under and there is a lot of variation in the route, tonnage and billing.
- H. Currently Marie takes the weekly routes the drivers fill out after each dumpster they pick up. She then combines the weekly picks into the monthly route tracking system so we have a way to compare the actual WAM bills to what was picked up in the field. Each account then needs to be adjusted accordingly prior to billing. It is a time consuming process and Marie has many other things she can spend her time on. The simple fix is if a customer has a scheduled route we will pick it up with it full or empty and the business will be paying for the service each time. The guys then can track how the dumpsters are doing; if they are overloaded consider adding another bin or additional route; if they are empty remove a pick up day. We believe this will streamline our staff time and be better for everyone to know what they will owe the town and what we will be billing monthly.

Based on 2012 revenue and tonnage distribution between residential, commercial and green waste, staff estimates our current rate is \$0.44 cents low for commercial service per dumpster tip and removing bin rentals entirely. This will only get worse as we begin adding additional fees and monies into reserves for future projects.

Residential service considerations;

- A. Just have one service fee. No more trash and Land fill fee.
- B. We need to charge an extra tote fee. We are already stopped at the house to dump a bin. The space that the second bin adds to the truck is valuable and needs to be paid for. We are proposing an additional \$5.00 a month charge. That is \$15 per quarter, and returns \$48,660 if those customers keep the bin and pays the fee for the extra service. If not, then we will have up to 811 additional bins we can distribute to other new customers or replace customers' older bins. Each bin costs almost \$60 each.
- C. Phase out the minimum users. People are asking to join this all the time. Unless we offer a smaller can, many people want to use this service. Currently there are 39 users. They pay the minimum fee of \$15 per quarter. The customer can only have one bag in the tote to be dumped. The guys track this the best they can, but oftentimes the adjacent neighbor needs more room and they fill the empty bin with their garbage. We end up having to call the minimum user and it becomes a he said-she said battle. This is something we do not need. Do we want to offer a smaller bin to provide options to the customer? Or just have 95 gallon tote and green waste service. We offer this to all residents. Not all residents take advantage of that service.
- D. Do we want to do away with the 2nd bin and just offer a 2 yard bin free of charge to residential customers for a week during the fiscal year?

With the tonnage being recorded on the residential trash service we see an influx in new customers from the new development. We provide 811 extra 95 gallon totes to single family homes with no charge and we pick up green waste for free, increasing our operational costs to provide the service. Based on 2012 revenue and tonnage distribution between residential, commercial and green waste, staff estimates our current rates are \$12.46 low for the quarter in residential service. This will only get worse as we begin adding addition fees and monies into reserves for future projects and equipment.

Recycling Service

- A. Do we want to plan to implement a recycling program in the future, if so how far out? This will have to be something where we need to pay for the capital improvement and then provide the service. We will need a facility and staff to operate the facility and then contract to have it packaged and hauled off site. Or we can partner with someone that can provide the service and help pay for the facility. Either way such a facility is not provided for in the rates.

Are there any other things you would like to include for future purchases or programs?

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 5 August 2014, 2 September 2014 and 7 October 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

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

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	Proposed	Monthly	
	Monthly Rate	Monthly Rate	Increase	(% Change)
	\$18.37	\$19.33	\$0.97	(5.27 %)
Office/Residential				
90 gal can/each	\$18.55	\$19.53	\$0.98	(5.27%)
2nd 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	Per pickup		
	\$22.40	\$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	\$23.00	\$6.00/ month	(35.29%) for
	15 business not getting picked up once per month, and a (-56.85%)			
	reduction for the 134 customers who pay for one pick up a month and			
	the bin rental fee.			



TOWN OF GARDNERVILLE
Health & Sanitation Department
 1407 Hwy 395 N.
 Gardnerville, NV 89410
 775-782-7134

TOWN OF GARDNERVILLE
Health & Sanitation Department
 1407 Hwy 395 N.
 Gardnerville, NV 89410
 775-782-7134

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 GARDNERVILLE, NV 89410
 PERMIT #127
 RETURN SERVICE REQUESTED

ACCOUNT NO.	300827	
DATE BILL MAILED	08/28/14	
	SERVICE FROM	SERVICE TO
	07/01	07/31
DESCRIPTION	AMOUNT	
BALANCE ON 07/02/14	39.40	
Trash Service		
CONTAINER RENT 07/01-07/3	17.00	
2Y BIN 1XW 07/01-07/3	67.20	
FINANCE CHARGE	3.94	

Example old

~~GARDNERVILLE, NV 89410~~

Back to School Supplies Drive!
 Donations accepted at Town Office
 8/1/14 - 8/14/14

DUE DATE	ACCOUNT NO.
08/31/14	300827

CURRENT BILL DUE DATE	AMOUNT DUE
08/31/14	127.54

AMOUNT DUE	127.54
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SERVICE ADDRESS ▷ 1415 INDUSTRIAL WAY UNIT A

SERVICE ADDRESS ▷ 1415 INDUSTRIAL WAY UNIT A



TOWN OF GARDNERVILLE
Health & Sanitation Department
 1407 Hwy 395 N.
 Gardnerville, NV 89410
 775-782-7134

TOWN OF GARDNERVILLE
Health & Sanitation Department
 1407 Hwy 395 N.
 Gardnerville, NV 89410
 775-782-7134

FIRST CLASS MAIL
 U.S. POSTAGE PAID
 MAILED FROM
 GARDNERVILLE, NV 89410
 PERMIT #127
 RETURN SERVICE REQUESTED

ACCOUNT NO.	316527	
DATE BILL MAILED	08/28/14	
	SERVICE FROM	SERVICE TO
	08/01	08/31
DESCRIPTION	AMOUNT	
BALANCE ON 08/28/14	.00	
Trash Service		
2Y BIN 5XW 08/01-08/3	112.00	

Example new

TOWN OF GARDNERVILLE-YARD+STICKERS
 1369 US HWY 395 N
 GARDNERVILLE, NV 89410

Back to School Supplies Drive!
 Donations accepted at Town Office
 8/1/14 - 8/14/14

DUE DATE	ACCOUNT NO.
08/31/14	316527

CURRENT BILL DUE DATE	AMOUNT DUE
08/31/14	112.00

AMOUNT DUE	112.00
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SERVICE ADDRESS ▷ 1369 HWY 395 N

SERVICE ADDRESS ▷ 1369 HWY 395 N

Town of Gardnerville
 Health & Sanitation Department
 1407 Hwy 395 N.
 Gardnerville, NV 89410
 775-782-7134

Town of Gardnerville
 Health & Sanitation Department
 1407 Hwy 395 N.
 Gardnerville, NV 89410
 775-782-7134

FIRST CLASS MAIL
 U.S. POSTAGE PAID
 MAILED FROM
 GARDNERVILLE, NV 89410
 PERMIT # 127
 RETURN SERVICE REQUESTED

Example new

TOWN OF GVILLE-YARD+STICKERS
 1369 US HWY 395 N
 GARDNERVILLE, NV 89410

NO.	MAILED	FROM	TO	DESCRIPTION	AMOUNT
14	10/01	12/31		E ON 08/28/14	.00
				Service	55.11
				FAMILY	15.00
				WASTE	.00

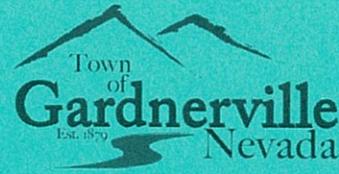
line www.gardnerville-nv.gov
 must be out by 5:30 a.m.
 the account number is on payment

DUE DATE	ACCOUNT NO.
10/31/14	316527
AMOUNT DUE	
70.11	

DATE	AMOUNT DUE
14	70.11

SERVICE ADDRESS

Gardnerville Town Board
AGENDA ACTION SHEET



1. **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.

2. **Recommended Motion:** To Approve the proposed Business Impact Statement (with any modifications discussed) for the Gardnerville Health and Sanitation proposed trash rate increase.
Funds Available: Yes N/A

3. **Department:** Administration

Prepared by: Tom Dallaire

4. **Meeting Date:** September 2, 2014 **Time Requested:** 10 minutes

5. **Agenda:** Consent Administrative

6. **Background Information:** See the attached Business impact statement and backup materials.

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

8. **Board Action:**
 Approved Approved with Modifications
 Denied Continued

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:

Current Rates		1-Jan-14 5.27% Quarterly 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
Current Rates		1-Jan-14 2.67% Quarterly 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	\$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 noticing 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 addition tote fee of \$5.00 for all customers with an extra 90 or 95 gallon tote will be effective, January 1, 2015. 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 suspended 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 effect 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 for 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:

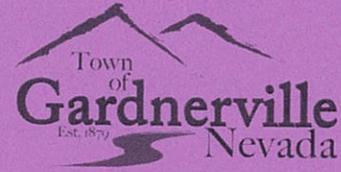
Annual total of additional revenue is expected to be approximately \$18,413.

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.

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:** September 2, 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 August 2014.

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

Funds Available: Yes N/A

3. **Department:** Administration

4. **Prepared by:** Tom Dallaire

5. **Meeting Date:** September 2, 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 Philips, Board Member
Mary Wenner, Board Member

Town Manager Monthly Report September 2014 Board Meeting

- A. The Ranch to Gardnerville** - - Reviewed a grading plan modification allowing for a 32,000 CF pond to be constructed adjacent to the ranch. The developer was asked to provide a thicker trail to allow for future truck traffic into the area to maintain the pond and provide a maintenance path around the pond.
Reviewed the improvements for Phase IIc-IIe and wrote condition letter.
Approved the improvement modification to phase II A and IIB.
Spent lots of time on the Esplanade design review and PD amendment: These two items are on the agenda again.
- B. Hellwinkel Channel:** Discussed with the county and the fiber optic contractor what type of conduit to place along the proposed trail. The contractor will provide the materials. We need to provide the trench and backfill and this will assist the School District linking GES to the school fiber network. The town and county will be able to connect to the fiber internet service to increase that connection considerably.
- C. Gardnerville Station (former Eagle Gas):** Obtained NDEP approval of the work plan to proceed with a cost proposal to do the approved work plan. NDEP currently has the costs associated with the work to review and approve. The county approved the CDBG grant and an agreement will be coming to the board in the near future to deal with the county / town agreement of funds.
- D. ADA report is waiting for** GIS to determine the ranking of importance to each non-compliant issue identified in the field study. We need GIS assistance with this and I have a meeting set up for next week with Eric.
- E. Meeting with NDOT on crosswalk** - NDOT is moving ahead with a contract and agreement for funding the crosswalk project. We met with them in a kickoff meeting and went back with a couple of proposed options to the original design. This is going to be a challenging project and we will be waiting on NDOT to get the board the agreement so we can proceed with the design.
- F. Presentation to Chichester HOA** on Saturday August 23 went well. Thank you Mary and Linda for attending.
- G. GE Movie** – Staff was able to hook up both screens and projectors to play the movie.
- H. Office Items:**
- Newspapers and education program from the Record Courier. Would the board like an item on next month's agenda to participate in this program? See the application in correspondence (1-5)
 - I signed a proposal with Seamless Docs – Partnering with Main Street Gardnerville (50/50 cost sharing) to allow people to submit our forms online with a fillable, user friendly documents that can be completed online, e-signed and submitted to us. We can have up to 30 documents and 2,000 submissions per month. This will streamline our database and entry of some of the information on our current forms to keep better records and tracking opportunities of the banners, park use and applications for project review.
 - 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



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

- Next month I will be attending three conferences.
 - September 9 & 10th - CDBG summit. This is mandatory for the participating agency. If we anticipate utilizing the CDBG grant fund next year we need to cover the county at this meeting. If the county is not present they do not get to apply. County staff is on vacation or doing a presentation of the Ranch to the Planning Commission on this day and cannot attend.
 - September 12th – 18th ICMA conference in Charlotte, North Carolina. This is one of my goals for this year.
 - September 23-25th Nevada League of Cities Conference – North Las Vegas,

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10. Fees may be waived when it is beneficial for D.C.H.S. or for students reproducing images or documents for school projects. Student verification is required.

Applicant

Name: Tom Dallaire

Organization: Town of Gardnerville

Street: 1407 Highway 395 N.

City: Gardnerville

State: NV

Zip: 89410

Phone: 775-782-7134

E-mail: tdallaire@co.douglas.nv.us or CLouthan@co.douglas.nv.us

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Signature: _____

Date: _____

Printed Name: _____

Title: _____