

GARDNERVILLE TOWN BOARD

Gardnerville, Nevada 89410 775-782-7134 FAX: 775-782-7135 www.gardnerville-nv.gov

1407 Highway 395

Meeting Agenda

Paul Lindsay, Chairman Ken Miller, Vice Chairman Lloyd Higuera, Board Member Mike Philips, Board Member Linda Slater, Board Member

Tuesday, September 4, 2012

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- Mike Philips

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:

August 7, 2012 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. Correspondence
- 2. Health and Sanitation Department Monthly Report
- 3. Approve August 2012 claims
- 4. Approve the revised 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 to modify the subdivision design as a result of changes to the road improvements and re-designing of alley ways to the

www.gardnerville-nv.gov September 4, 2012



GARDNERVILLE TOWN BOARD MEETING AGENDA - CONT'D

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

End of Consent Calendar

ADMINISTRATIVE AGENDA

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

- 5. <u>Not for Possible Action:</u> Presentation from A.J. Frels, Executive Director for Carson Valley Visitor's Authority on "The Power of Tourism, Carson Valley's New Brand." (approx 20 minutes)
- 6. For Possible Action: Discussion on Planned Development Modification (PD) 09-001-1, for Sierra Nevada SW Enterprises, Ltd., requesting a modification to the Planned development boundary, incorporating areas of the approved 2011 development plan, and a request to amend areas of the A-19 zoning to General Commercial, within the A-19 (Agriculture 19 acre minimum parcel size) and GC (General Commercial) zoning districts. The subject property is part of the Virginia Ranch Specific Plan and is located north of Charlotte Way and east of US Hwy 395 in the Minden-Gardnerville and East Valley Community Plans, APNs: 1220-10-501-006, 122010-110-007,1220-10-101-002,1220-03-000-039, 1220-10-501-008 and 1220-10-510-009, with public comment prior to board action. (approx 20 minutes)
- 7. For Possible action: Discussion to award, deny or re bid, the Chichester Crack Fill project (project number 2012-11). The project consists of noticing adjacent residents and providing materials and labor to fill the remaining two (2) inch and smaller cracks and gutter pan cracks on Gilman Avenue, Chichester Drive, and sections of Marion Russell Drive, Lampe Road, and Harvest Avenue and additive alternate on Petar Lane. Awarding the project will include authorizing the town manager to sign the contract and authorize the billings in addition to 10% over the total contract amount, and to cover any change orders during construction, with public comment prior to board action. (approx 10 minutes)
- 8. <u>Not For Possible Action:</u> Discussion on the Main Street Program Manager's Monthly Report of activities for August 2012. (approx 10 minutes)
- 9. Not For Possible Action: Discussion on the Town Attorney's Monthly Report of activities for August 2012. (approx 10 minutes)
- 10. Not For Possible Action: Discussion on the Town Manager/Engineer's Monthly Report of activities for August 2012. (approx 20 minutes)

Adjourn

Calendar: Oktoberfest – September 23, 2012

Regular Town Board Meeting - October 2, 2012



GARDNERVILLE TOWN BOARD

1407 Highway 395 Gardnerville, Nevada 89410 775-782-7134 FAX: 775-782-7135 www.gardnerville-nv.gov

Meeting Minutes

Paul Lindsay, Chairman Ken Miller, Vice Chairman Lloyd Higuera, Board Member Mike Philips, Board Member Linda Slater, Board Member

Tuesday, August 7, 2012

4:30 p.m.

Gardnerville Town Hall



The meeting was called to order at 4:30 p.m. Chairman Lindsay made a Determination of a Quorum

PRESENT:

Paul Lindsay, Chairman Ken Miller, Vice-Chairman Llovd Higuera Michael Philips Linda Slater

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

PLEDGE OF ALLEGIANCE- The pledge of allegiance was led by Vice-Chairman 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.

Motion Philips/Slater to approve the August agenda.

No public comment.

Upon call for vote, motion carried.

FOR POSSIBLE ACTION: APPROVAL OF PREVIOUS MINUTES:

July 3, 2012 Regular Board meeting, with public comment prior to Board action.

Chairman Lindsay and Board Member Philips were absent for the July meeting and will not vote.

Motion Slater/Higuera to approve the minutes of July 3, 2012.

No public comment.

Upon call for the vote, motion carried by those present at the July 3, 2012 meeting.

PUBLIC INTEREST COMMENTS (No Action)

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

No public comment

CONSENT CALENDAR FOR POSSIBLE ACTION

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

1. Correspondence Read and noted

Gardnerville Town Board Meeting August 7, 2012 – 4:30 p.m. Page 2

- 2. Health and Sanitation Department Monthly Report Accepted
- 3. Approve July 2012 claims Approved
- 4. Approve Town Resolution 2012R-01, a grant application to Nevada State Parks Land & Water Conservation Fund for Martin Slough Phase IV Nature Trail amenities Approved
- 5. Approve a Town special event application for Douglas Animal Welfare Group (DAWG) 2012 Mutt Poker Walk, October 6, 2012, 8:30 a.m. 2:00 p.m. at the Carson Valley Museum & Cultural Center, 1477 Highway 395 N Approved
- Recommend approval for Douglas County Outdoor Festival Entertainment Event application submitted by Carson Valley Sertoma Club for the 22nd Annual Carson Valley Sertoma Oktoberfest scheduled for September 23, 2012 in Heritage Park.

Approval recommended

7. Approve Gardnerville Special Event Application for the 22nd Annual Carson Valley Sertoma Oktoberfest scheduled for September 23, 2012 in Heritage Park.

Approved

End of Consent Calendar

Motion Philips/Miller to approve the consent calendar.

No public comment.

Upon call for the vote, motion carried.

ADMINISTRATIVE AGENDA

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

- 8. For Possible Action. Discussion to approve Proclamation 2012P-02 recognizing the week of August 6, 2012 as Brain Injury Awareness week, with public comment prior to Board action.
- Mr. Dallaire read the proclamation into the record. (Proclamation read with corrected dates of August 11 through August 18, 2012.)

Mr. Michael Smith advised the reason August 12th is important is this proclamation is dedicated to the caregivers. His mother took care of him for 12 years. Her birthday is August 12th. Also, the reason it is done this time of year is football practice starts soon. He has been doing this speech for about eight years. Your actions by doing this proclamation are positive. If you are riding your bike by wearing a helmet you set an example. He was married in October. His wife is also brain injured. You can adapt. You can learn. We are proud of our wins. But you need simple goals. Keep trying. There is a poster in the back and you can pretty much do research yourself. The doctors are getting better at studying this issue. Thank you.

Motion Higuera/Slater to approve Proclamation 2012P-02 recognizing the week of August 11 through 18, 2012 as Brain Injury Awareness week.

No public comment.

Upon call for the vote, motion carried.

Mr. Smith has been promoting his public access TV show for five years with Gardnerville being a feature on many of the shows. You have just been named the best new series in Sacramento. That is 350,000 people under Comcast. We have the 11:00 o'clock block on Saturday morning. We are also running brain injury shows. Hopefully we are making a difference for Gardnerville.

Mr. Dallaire presented Mr. Smith with the proclamation.

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.

Mr. Dallaire went over staff's comments and recommendations included in Board packets, for the project. There is a spreadsheet they provided in Rob's information that has a breakdown of parcel sizes on Page 9-25. You can see the distribution north of Zerolene, and south of Zerolene, which is in Gardnerville.

Chairman Lindsay asked what size lots were in Arbor Gardens.

Mr. Dallaire thought they were 5,000 square feet. But they have the alleys in the back. Originally this was the same way. It would be nice to have a trail in the middle of the subdivision. He is concerned about getting some access off Heybourne where the small open space is located. There are 14 variance requests they were asking for. Commissioner Bonner was concerned about the block wall. We don't want to maintain a block wall in Gardnerville. My recommendation would be, after the experience with Toler, to put the block wall on its own parcel for maintenance and have a maintenance district. That will be for Minden to work out. They were going to reduce the collector separation standard between driveways and street from 200 feet to 150 feet. Staff doesn't have a problem with that if they reduce the speed limit to 25. The variance they are asking for, the garage has to be set back 20 feet so some of the homes have the garage in the front and the house is in the rear and some the house wraps around in front of the garage. Rob will address the setback issue. That is one of their requests.

- Mr. Miller believed they also have parking along Heybourne.
- Mr. Dallaire told Mr. Miller he was correct.
- Mr. Philips asked if the speed limit issue had been taken care of.
- Mr. Dallaire answered on phase one, not for the entire development. The speed limit is 25.
- Mrs. Slater commented on top of that you have the bicycle path.
- Mr. Dallaire answered that is on Heybourne only. It is not on local roads. It will be designated and striped. We have to get better on the plan review side so when the builder comes in and does a plan they need to make sure the vision circle is clear.
 - Mrs. Slater asked if they would deal with the individual developer when they come in.
 - Mr. Dallaire agreed. That would be the main concern.
 - Mr. Rob Anderson brought more plans for the Board to see.
 - Mr. Dallaire continued going through staff's comments and recommendations.
- Mrs. Slater asked what pushing the first three phases out to 12/31/24 does for the intersection of Gilman and Highway 395, the lane abutment.
 - Mr. Dallaire believed that was part of Phase 3C
 - Mrs. Slater asked if that would be removed from now through 2024.
- Mr. Dallaire explained Zerolene wasn't going to get built until Phase 3. They have the approval for all of the homes with the exception of the multifamily units to go through Gilman. The residents will be able to access off Gilman. The fire department required in an earlier phase to do a dirt portion for emergency access only and then they would actually pave it and have it improved by 2024. The county is still working on getting some property over there. But it pushes it back one year. Then they added a couple more years in the latter half in Minden. Amendments to the

Gardnerville Town Board Meeting August 7, 2012 – 4:30 p.m. Page 4

boundary will include the hatched area in our part. We have a recorded map for Phase one, which was modified and it created this open space parcel. They are doing a give and take section of open space.

Mr. Anderson, is here on behalf of the Ranch at Gardnerville and Carrie Macinich. Keith Ruben, from our office, is also here. Thank you for your patience. Mr. Anderson gave some background on the project. We believe the project is progressing very well in this economy. The street configuration in Gardnerville is essentially the same as it was in the previous approval. We prepared a CLOMR and a floodway designation. You were in the process with Manhard of going through and revisiting the hydrology. As a result of the floodway designation there have been changes that dictate modification to this plan. Because of the floodway designation on Zerolene you need a 135 foot long clear span bridge. It is not feasible for a developer with 600 lots to build a 135 foot span bridge for a regional road improvement. They have adopted the road sections the Board previously adopted in phase 1. Heybourne Road is largely unchanged from what you saw previously through the section of Gardnerville. For marketing reasons the builder believed they should have a diversity of lots. Commissioner Bonner didn't want the wall facility referenced at Minden's meeting. But in context the commissioner was referring to a presentation where the county had said you can take the parking off of Heybourne Road, pull the road section in and build a wall on either side and make it privacy on the back side. Mr. Bonner was reacting to this very narrow chute with a wall on either side. The developer has offered to pay their proportionate share of Zerolene Road. They will pay all the cost of Heybourne Road and construct that. They can't afford to do Zerolene Road on their own. That will be one of the key discussions with Douglas County as they go forward.

Chairman Lindsay asked who will own Zerolene Road.

Mr. Dallaire thought probably Douglas County.

Mr. Anderson added at the time the project was approved the PD boundary, the area known to be Alton Anker's yard, was not to be a part. However in the description of the boundary it was included. It should not have been a part. One amendment to the boundary that is to clarify that parcel is not a part of the PD. Additionally, a second change is the triangular piece, which actually belongs to Park Cattle Company, is not part of the application. The master plan designation of the property is agriculture. It has a receiving area designation on it that says if you bring transferrable development rights you can develop it at residential of 3 to 12 units per acre or commercial at 10 TDR's per acre. The developer has acquired development rights and for the initial phase purchased and dedicated those to Douglas County and anticipates doing so for the remainder of the project. They have dedicated a little over 30 acres of the Martin Slough corridor and are intending to dedicate another 14 acres within the town of Minden area. There is 44 acres being dedicated to the Martin Slough corridor for public use. This is being offered by the developer as part of their consideration for the project. They are agreeing to construct Heybourne Road. Gilman is already built. They are proposing to pay their proportionate share of Zerolene Road. They have agreed to make a \$100,000 contribution to Douglas County's current pending NDOT transportation enhancement grant for the Martin Slough trail. That money would be given by the developer to use as match money to help facilitate and bring up on the rating schedule for NDOT grants. Concurrent with phase 2A they are required to build out an emergency access road. They would also use that for construction access. As the phasing schedule points out Zerolene is proposed at phase 3C. The original project approval in 2004 allowed for a front yard setback of 20 feet. That was taken from back of curb. We can go from a 20 foot setback down to a 16 foot setback just by filing for an administrative variance.

Mr. Dallaire asked if on the final map they would add the sight visibility lines so there is some recorded document that shows this has to be set for three foot landscaping max, no trees.

Mr. Anderson agreed. They don't have strong objections to the request and clarification on the future improvements. If the grant doesn't get approved for the trails, then it doesn't seem very prudent to build more trails. We have requested there be an offer back from the Town of Gardnerville, rescindment of the portion that was dedicated adjacent to the Minden well and then in addition, because of design issues, this area (pointing to the map) would come to you and this area the developer would receive back.

Mrs. Slater asked about the area that would go to the town Gardnerville. Would that be dedicated on the map itself or is that going to be deeded to the town?

Mr. Anderson is agreeable to a deed. It would be a boundary line adjustment where you would sign a deed to the Ranch at Gardnerville and they would do the same.

Mr. Dallaire pointed out Mr. Bonner is not here. Mr. Bonner wanted to continue this and discuss the problems with Minden and in a group work session. But I told him all those issues are north of us.

Mr. Miller commented after hearing the presentation twice he feels we have heard everything and having confidence in town staff, he is leaning towards approving this and not going to another meeting. Most of the problems are with Minden and not Gardnerville.

Mr. Higuera was at Minden's meeting also. Ken really nailed it. Staff has done a fantastic job on this. He commended Mr. Dallaire on his report. Tom really went through everything. The only thing I see is I don't want the town of Gardnerville to be stuck with another Toler Lane situation. I am in favor of another trail connection even if it goes nowhere. That trail will happen. It will be a boon to the area and would be great to have another access to it.

Mrs. Slater agreed.

No public comment.

Motion Miller/Higuera to approve with modifications development modification PD 04-08 at the Ranch at Gardnerville requested modification to the previously approved planned development to modify the planned development boundary identified in Ordinance 2004-1108 and extend and modify the development schedule and modified subdivision design as a result of changes to road improvements, the redesign of alleyways to streets, including associated variances to Douglas County design manual and Douglas County Development Code. The property is located south of Buckeye Road and north of Gilman along Heybourne Road with SFR-8000 single family residential 8000 square foot minimum parcel zoning district with PD planned development overlay, is located within the Minden/Gardnerville community plan area APN 1320-29-000-008, 014, 1320-33-210-033 and 1320-32-501-017 subject to staff conditions found within the staff report presented tonight. Motion carried.

10. For Possible Action: Discussion on and possible action by providing town staff direction on proceeding with the Old Town Days event and discuss the program options for the August 31st through September 2nd event, with public comment prior to board action. Appearance by Ken Auld.

Mr. Dallaire reported Ken Auld came before the Board in February about Old Town Days, Civil War reenactment. There has been some political issues and has disassociated himself with the Battle Born Civil War Re-enactors. He has joined the Nevada Civil War Volunteers. He still wants to put on the event. It just won't be associated with Battle Born directly. I have talked with Matthew Moore with Battle Born and made sure everything was okay if we just kept with Ken. Ken has been the event planner since February. They are working on the insurance forms now. The Town has provided Spence Commercial Properties with our insurance. We will borrow the bleachers from the fairgrounds to put out there. There are four battles planned. We have modified the flyers to take out Battle Born Re-enactors

Mr. Auld stated there are currently four civil war groups in Northern Nevada. We have cooperation with three different groups and partial cooperation with Battle Born. My goal is to get as many re-enactors here as possible. They will still try to push the event forward. He doesn't foresee any problems. Nevada Civil War Volunteers, who would like to be the re-enacting host, have insurance. The Insurance company has already sent an insurance certificate for the Town of Gardnerville-Heritage Park and Spence Properties with the 2 million coverage. Other than that I think we can still pull it off and have a good time. We have students coming on Friday.

- Mr. Dallaire shared the original application for the use of Heritage Park had Battle Born.
- Mr. Altom will need to look into the policy. He will also look at the original application and permit.
- Mr. Auld requested this event be on a different day next year.

Mr. Altom pointed out the application is for Battle Born. I don't know if the standing rules or policies and procedures have a mechanism where they can transfer the permit or a shorter time period.

Chairman Lindsay believed they should direct town staff to move forward and figure out something else they can do.

Mr. Altom thought it was just a late developing situation. It is not really in anybody's control. We want to try to save it if they can, but I haven't looked at the policies and procedures or application.

- Mr. Dallaire wanted to make sure the Board was okay trying to do this at the last minute. The guys are set for helping out.
- Mr. Miller would like to see the insurance certificate have more detail. This is very general. As a licensed insurance agent I am not comfortable with this certificate.
- Mrs. Slater asked if they wanted to set this aside until they get the insurance and then bring it back at a special meeting.

No public comment.

Motion Miller/Higuera to table this agenda item #10 until we have a chance to review the actual paperwork. Motion carried.

- Mr. Auld asked if they should try to continue to advertise or hold off.
- Mrs. Slater thought they should hold off until we get something back from our attorney.
- Mr. Auld will fax or email the information as soon as I have it.
- Chairman Lindsay told Mr. Auld they will need the original copy, but they can start the process off the copy.
- 11. For possible action: Discussion and possible action to approve, approve with conditions, continue, or deny a request to alternate between the Towns of Minden and Gardnerville every other year, performances of the Carson Valley Pops Orchestra as part of the Towns' 4th of July celebrations, beginning with the July 4, 2013, performance in Heritage Park with public comment prior to board action.
- Mr. Dallaire is looking for some direction. Minden does not want to give up the Pops. He talked with Judy Sheldrew. They are willing to come and perform. As far as the 4th of July, they talked with Roger last year and were going to switch it back and forth. That item was dropped when Roger left. He brought up the question to Jennifer and that is how it got on both agendas for the towns. In August Minden met a week before we do and that is what happened.
- Mr. Miller was at the meeting. They had a motion to deny moving from town to town on alternate years and it died for lack of a second. Then there was another motion to compromise and alternate years. But in earlier discussions the individual who made the motion said they would have their own event even though we might have the orchestra here and they might make their event bigger and better. I commented at the meeting that I didn't feel it should be a competition between the two towns. At the time of the second motion, Charlie Condron left shortly before the motion was made because he was ill. So it was a split vote.
 - Mr. Higuera stated there was a comment made at that time that this is the way we will leave it.
- Mr. Miller shared the whole discussion started out with the chairman of the Minden Town Board saying, We can agree to disagree on this item."
- Mrs. Slater believed ultimately it is not the decision of the Towns of Gardnerville or the Minden. It will be the decision of the Pops.
- Mr. Miller advised the Minden Board threw it back on the Pops. Judy Sheldrew told them the Pops would not make the decision because Minden has the building for rehearsals and storage.
 - Chairman Lindsay thought Minden would ultimately take that away.
- Mr. Miller felt in the future this could be resolved because there will be an adequate facility with the new senior citizen center being built across from Lampe Park. It could be a concert there inside the building.
 - Mrs. Slater believed it might be nice if they came up with something original on their own.
 - Chairman Lindsay thought it was frustrating to me that it is adversarial and has to be two towns against each rather

Gardnerville Town Board Meeting August 7, 2012 – 4:30 p.m. Page 7

than trying to figure this out.

Mr. Miller doesn't want to jeopardize the Carson Valley Pops place to play and store their instruments. I asked Ms. Sheldrew if they might be interested in doing another three day weekend holiday for us. She would have to talk to the rest of the orchestra if they would like to give up that time to do a concert. The only date that would be available would be Labor Day weekend. If we could build something around that with a concert included it would be a nice.

Mr. Philips didn't think this was worth arguing over. Let this go until we get a place where we could offer them a place to play.

Chairman Lindsay shared there is no harm in us approving this item, because quite frankly all it says is we are willing to play.

Mrs. Slater agreed. It will also let the Pops know we are receptive to them in the future.

Chairman Lindsay continued, there is no harm in saying we approve this. We don't have to deny it just because they split. It won't change a thing, but there is no harm in approving this.

Mr. Dallaire explained that to Judy. The orchestra has to play in the warmer months. There are a couple options. If we want to do another 4th of July event he does not want to compete with the other events in the Carson Valley. If we had something later in the evening we could do a fireworks show.

Mrs. Slater stated we have a lot of events already. I don't think not having or not having a 4th of July event at this time is any big problem.

Mr. Dallaire added the movies are going well. We could add another one, but we have been showing four for a long time.

Mr. Higuera thought Tom's idea of fireworks has a lot of merit. If it were possible to do fireworks, it wouldn't conflict with any other events in the valley. It would give people around here another option. Yes, it is expensive.

Mr. Dallaire could get sponsors. Jeremy Davidson (20-30 Club) did it a few years ago for Carson Valley Days 100th celebration. We have similar clearances at the pond and all of the open space in the wetland. July is a good irrigation time. It is wet.

Mrs. Slater suggested contacting one of the military places and see if you could get a military band. That would be something that would be a big turnout. Start laying a foundation and do something on our own.

Mr. Higuera concurred it is worth getting preliminary information.

Mr. Dallaire will look into it.

Public comment.

Ms. Wenner likes the idea of the 4th of July fireworks.

No further public comment.

Motion Higuera/Slater that we approve the alternating of the Carson Valley Pops orchestra between the town of Minden Minden Park and the town of Gardnerville Heritage Park, Motion carried.

12. Not For Possible Action: Discussion on the Main Street Program Manager's Monthly Report of activities for July 2012.

Mrs. Lochridge reported economic restructuring committee has received a letter of intent from USDA Rural for the amount of \$125,000 for the revolving loan fund. Because there are some potential risks they have contacted Rural Nevada Development Corporation They are hoping to connect with them to insure this would be a good risk. They still have funds available in our existing fund. The organization committee is focusing on memberships, sponsorships and fundraising. Deb Perrell has extensive experience in fundraising and sponsorships. She is going to co-chair the fundraising committee. We are going to revisit the possibilities of acquiring a 501c3. In promotions they are focusing on several events and hoping to initiate some new events in 2013. There was a great event that Lloyd suggested that

we are going to bring to the promotions committee. The Douglas Avenue Showcase they have chosen not to do this year and potentially do that next year.

Mrs. Lochridge stated they are working with Alicia from the Chamber.

Mr. Dallaire mentioned Alicia has been trying to get a lot more decorations downtown.

Mrs. Lochridge commented the design committee volunteers took the opportunity to visit with all the businesses and try to get them to participate. That really helped. Design, we do have the NDOT grant for \$4,000 to be used in the Heritage Park Gardens for the creation of a labyrinth. Those plans are in the works. Once they get the details they will bring those back for approval. Ron James has been taking over as far as the Heritage Park Garden goes and wanted to make sure you were brought up to speed on what is going on at the gardens.

Mr. James reported they had the open house in June. They had 250 visitors and sold about \$400. After that they started things growing. They have 13 hay bale beds. Three of them have been used by the master gardeners. Five of them are rented. The remainder we have used for children's garden and growing food for the food closet. Tom helped us out in late June by giving us connections for water. We now have automatic drip lines. That also gave the opportunity to run drip lines in the upper part of the site. In the past they had 500 daffodils planted. We now have pumpkins, watermelon, iris and a lot of other things. We have had to do all of this in the context that it had to be movable because the Army Corp of Engineers has not given permission to finalize anything on the site. Considering the constraints it has been an extremely attractive accomplishment. We now do a mini work day once a week. In June and July they did every Saturday, in August they are doing every Wednesday night. We are getting a lot of visibility and people interested. They will have a farmers market in August. At Oktoberfest they will be doing something. The next project is going to be the labyrinth. They have some bids and quotes. They have to work with Tom and the Army Corp to find out where it might be appropriate. Basically it has been well received by the community. We are very proud of what it looks like, considering it is all volunteer.

Mr. Miller had worked with Main Street in the past before being on the town board. I have seen all the volunteers. This Main Street program just keeps getting more volunteers. It is so positive for the community.

Mr. James stated people bring a lot of different talents. The more opportunities we can create, the better for people to use their imagination.

The Board thanked Mr. James for his effort.

13. Not For Possible Action: Discussion on the Town Attorney's Monthly Report of activities for July 2012.

Mr. Altom reported he was out of the country for a good part of the month. Mike did more quite a bit of the work. Some of the items that they did work on in July include assistance in preparing the resolution; Mike did work with Tom and Carol on the Frontier Alley; on the issue with the Jones parcel access to grant Avenue; worked with Tom and Josh on the bidding process for the Chichester crack repair project. I did do some brief work for Main Street Gardnerville on the proposed bench sponsorship policy they are implementing. Mike worked with Tom regarding insurance. He will follow up tonight on this issue. In looking at the policy just briefly there may be some wiggle room, but on the other hand, what's the point of having policies if you are not going to follow them. We probably want more information on the insurance certificate. As soon as we get all the updated information we can make a decision. We worked again with Carol and Tom on this month's agenda. Tom did a great job on the Ranch at Gardnerville reports and he responded to everyone. They are really lucky to have Tom on board.

- Mr. Dallaire added Josh did a lot of the work.
- Mr. Altom wanted the Board to know we are glad to work for the town.

14. Not For Possible Action: Discussion on the Town Manager/Engineer's Monthly Report of activities for July 2012.

Mr. Dallaire reported he was gone quite a bit of the time. In the time I was here they reviewed the Ranch. Having Josh here has been extremely helpful. We got the crack repair bid out. We put it out in the beginning of the month and did a combined project. We had a mandatory pre-bid meeting. We were informed by two of the contractors that attended that their price is \$1.75 a foot for crack sealing. Just their material and cost is about \$40,000 to \$45,000 in material costs for

Gardnerville Town Board Meeting August 7, 2012 – 4:30 p.m. Page 9

the project. That was assuming most of the cracks were two inches. We ended up having to pull this project apart. I contacted Mike about splitting this up so it can get moving and done. Impact Construction came in the low bidder at \$30,000. Josh went out today and marked it all. There are some areas where alligator cracking has started in the past six months since we had the plans done. There will be some additional costs to fix it all and make it right. Then it will be micro surfaced. They are actually doing all the cracks on Petar, which are the worst ones out in Chichester. The contractor wants to close a few roads at a time for a couple of hours. He is only expecting to be out there for three days after they saw cut. He will type up a notice and put it out this week. We are not going to notice the entire development only the people who have to move their cars off the street. If they don't move them we will tow them. He is supposed to be done by September 9th. We will put the crack sealing out to bid after this contract is complete.

Mrs. Slater suggested sending a letter to the homeowner's association.

Mr. Altom advised no action on non-action items. The staff reports are always easy to get off track.

Mr. Dallaire reported the Sharkey's parking lot meeting was postponed until Thursday. We will still try and see if we can partner. He has not heard from Brian. It is just a matter of finding out if the CDBG grant funding from the county would be able to be used for that type of partnership. They have been working with Candace on this. Unless we own the property there is not a lot we can do. If they donate that parcel with the house on it the town, the town can get funding to remove it. He had Josh draw up the plan and split it into a phase that would include the highway improvements along 395 and 756 and then the new driveway approach that would be across from Sharkey's so we can get a good estimate on what the costs are. They really are interested in doing it but don't have the money to do it. It would be a great opportunity for us to help out if we can. I am hoping for more funding. I went to the NDOT meeting with the representative from Anderson Engineering, Stephanie Hicks. She did a presentation on the trail. We did a presentation at the last minute for crosswalks and ADA upgrades. The crosswalks and trail tied 19 to 19. The number one ranked project was an intersection in Winnemucca. There were six projects total that went before the board. They were ranked one through six. Instead of having the whole board do a discussion on which one to put first, the crosswalk or the trail, I told them we would let the trail go first. It is a huge improvement for Gardnerville to get that trail done. The crosswalk is 3rd. The lights are on order. We have the meter for Eddy Street lighting. We should be getting them soon. Kingslane HOA was extremely appreciative of the presentation we did. They are supportive of the sidewalk improvements. The two property owners along the section are okay with installing a pipe and filling the ditch in. They were excited about the effort and welcomed it. He told them about the flood plain. We have the flood plain meeting scheduled for August 23 here at the office. It is just an information workshop that FEMA is putting on. Also, Luke Opperman, who is with the State Division of Water Resources in flooding, will be here.

Mr. Philips asked if they put more people in the flood plain than they took out.

Mr. Dallaire replied yes.

Chairman Lindsay explained the difference is now it is real.

Mrs. Slater asked what does that do to the Ranch at Gardnerville

Mr. Dallaire responded when they did the analysis there wasn't a culvert under Gilman. They put that in since we did the analysis. We are asking them to add that and remodel that section through the Ranch.

Josh attended a meeting on the encroachment permit. They made some corrections. It is coming along nicely. It should be over soon. Linda and I are going to a Nevada League of Cities meeting on Wednesday, August 8th. In the front of the packet we have the paperwork for the Elko conference. NLC has a new website and it is a huge improvement from what they had before.

It has been a couple of years since we have done any adjustments in staff's job descriptions and classifications. I am wondering if next year the Board would be willing to change some of those. He will talk to Darcy about adding a park ranger so they can write tickets to people with dogs. He will bring the item back. They allowed the TNT Cheesesteak vendor to park at the curb so we could run power. Other people have parked on that side previously. It is a very narrow area. We had to do parking enforcement. It is getting worse as more and more people show up to the movies. Josh is reviewing engineering plans and gets extremely frustrated with Douglas County and how they handle things. He helps us with the GIS side, which isn't in his job description. Josh helps us with the server and is also doing plan review which neither is in his job description. I would like to get Josh reclassified, which is about \$6,000 a year more to get to the low end of an engineer 1 from an engineering tech. Without Josh here I am really nervous. We have a lot of preliminary work done on the GIS side. There is a draft of an ADA transition plan. I told Josh it will have to be our priority. With the Ranch it's been a long haul. We have a lot to do and I am afraid to lose him. The extra money really won't be an issue budgetwise to get him to an engineer 1 and would be competitive with what NDOT is offering. It will take action eventually. You

Gardnerville Town Board Meeting August 7, 2012 – 4:30 p.m. Page 10

would have to approve it. Josh is applying with NDOT. He would rather work here than go to NDOT. So I will bring it forward next month with his review. I had the option when I did his six month review to eliminate the one year probation period. We did a six month probation period so he was able to use his vacation time over the summer. We have other staff that is on the same level where the job description says you need a minimum of six years of experience for a tech 3 and it has been about five years since anybody has actually advanced. They need to look at staff positiosn the next budget cycle. Marie has more than enough experience to be a Secretary Senior. It doesn't require a pay raise but just reclassification.

Mrs. Slater didn't think it would hurt to look at it. If they need to be bumped up then steps should be taken.

Mr. Dallaire was not here for that previously. Darcy gave me the PMP forms. They are changing to the five-stage instead of three. ICMA has a conference October 7th through the 10th. I am thinking about going to that but will look at the webinar as an alternative. I will actually be in Parker, Arizona on the 11th or 12th. So I might look at taking a couple classes down there. He will bring that back to approve.

Mrs. Slater asked about the alley next to Frontier.

Mr. Dallaire stated the common boundary line is on the wood fence. The alley is ours to maintain and the residents have been dumping leaves and grass. A letter was sent to fix their fences by September 1st or we would contract it out, send them a bill and lien their property. Once the braces go away I can have Alton regrade it. The other alleys were regraded at the beginning of summer. The letter was sent to Jenifer Scott before it was sent to the residents to make sure Minden was okay with it.

We will be putting no parking signs at the movies. That way I can call the tow company and have them removed when they are parking where they shouldn't.

Mr. Altom advised there are official traffic control devices. He didn't know whether those signs would adhere.

No public comment.

Mr. Miller will not be here for the October meeting

Motion Higuera/Slater to adjourn at 7:50 p.m. Motion carried.

Respectfully Submitted,	
Paul Lindsay	Tom Dallaire
Chairman	Clerk to the Board

Gardnerville Town Board

AGENDA ACTION SHEET



1.	Title: Correspondence
2.	Recommended Motion: Receive and File
	Funds Available:
3.	Department: Administration
	Prepared by: Tom Dallaire
4.	Meeting Date: September 4, 2012 Time Requested: n/a
5.	Agenda: ☐ Administrative
	Background Information: This section provides copies of letters or other correspondence received, that Staff feels are noteworthy for the Board members to review.
6.	Other Agency Review of Action: Not Required
7.	Board Action:
	☐Approved ☐Approved with Modifications ☐ Continued

MEMORANDUM

Town of Gardnerville

Tom Dallaire

TOWN MANAGER/ENGINEER

TO:	Board Members
FROM:	Carol Louthan, Office Manager Sr.
SUBJECT:	Sidewalk Rehabilitation – Hussman Ave
DATE:	August 28, 2012

On August 22 Mr. Pardee came into the office and made payment arrangements of \$100 a month for the repairs made to the sidewalk in front of his home caused by tree root damage. We will send a bill if we haven't received payment by the 22^{nd} of each month.

August 12, 2012

Mr. Tom Dallaire Town of Gardnerville 1407 Hwy 395 N. Gardnerville, NV 89410

Dear Tom:

This letter is in response to your letter dated August 6, 2012, and the enclosed bill for \$3529.28.

I have ignored the previous invoices for the main reason that I am mad as hell about this whole thing. To undertake a "Sidewalk Rehabilitation Project" requiring homeowners to pick up the tab right in the middle of a major recession where everyone's business, including my own, is down, is to me simply maddening. I also have issues with the following things:

- 1. I don't think that my sidewalk was in such bad disrepair that it required \$3529 worth of repairs. Your concern when I talked to you was not cosmetic, but rather "We don't want some lawyer to be cruising the streets looking for places to sue us." In fact there was only about 8 feet of sidewalk that could have been considered hazardous, and at that it was questionable. Plus I live on a dead end street where we get extremely minimal foot traffic on the sidewalk.
- 2. I am being billed for repairs to the sidewalk on my neighbor's property. Am I paying for all the work that was done, or did they pay for some of it? I don't argue with the law being such that I am responsible for damage done by my tree to their sidewalk, but I do argue that I am not convinced that my tree was responsible for all the damage, or if in fact here was damage enough to necessitate repair as extensive as what was done. I have never seen anything that gives me any indication that someone considered an expert made the decision that my tree was entirely responsible. You and I both know that when there are issues of money involved, someone's casual opinion is not acceptable.



August 6, 2012

Stuart Pardee 1514 Hussman Ave Gardnerville, NV 89410

Re: 1514 Hussman Ave Amount due: \$3,529.28

Dear Mr. Pardee:

Enclosed please find the invoice for the sidewalk improvements completed in December of 2011. This work was done in connection with the 2011 Sidewalk Rehabilitation Project The sidewalks damaged by tree roots are the responsibility of the property owner per Douglas County Code 18.06.080.

We have sent invoices previously and have not had any response. Please forward your check in the above-mentioned amount to clear your account by 9/1/12 in order to avoid further action to recoup the monies owed and the costs, if any, of legal action. You can also pay with a Visa or MasterCard online at www.gardnerville-nv.gov or by telephoning our office. If you are unable to pay the balance at this time, call our office by 8/24/12 and we will set up a payment plan for you.

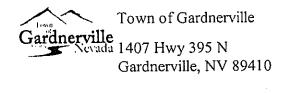
Sincerely,

lon

Tom Dallaire

Gardnerville Town Manager

cc: file



Invoice

Date	Invoice #
1/17/2012	376

Bill To		
Stuart Pardee 1514 Hussman Ave Gardnerville, NV 89410		

Project .	Terms
2011 Sidewalk Rehab	Net 30

Reimbursement 1514 Hussman Avenue Improvements \$ 2880.00 Mobilization \$ 279.68 Traffic Control \$ 139.84 Testing \$ 229.76 Total \$ 3529.28	Quantity	Description	Rate	Amount
	Quantity	Reimbursement 1514 Hussman Avenue Improvements \$ 2880.00 Mobilization \$ 279.68 Traffic Control \$ 139.84 Testing \$ 229.76		3,529.28
Total \$3,52	No.		Total	\$3,529.28

Gardnerville Town Board





1.	Title: Health and Sanitation Mon	thly Report	
2.	Recommended Motion: Accept as	submitted	
	Funds Available:	☑ N/A	
3.	Department: Health and Sanitatio	n	
	Prepared by: Carol Louthan	Phone Number: 782-7134	
4.	Meeting Date: September 4, 2012	Time Requested: none	
5.	Agenda: Consent	☐ Administrative	
,			

6. Background Information:

Residential Accounts	1687
Commercial Accounts	216
Green Waste Accounts	1130
Cleanup Dumpsters	6
X-cans	631
# of new residential	9 accounts transferred to
accounts	new owners
# of new commercial	0
accounts	
Total tons of trash	359.77
Storm Drain Cleaning	0

7. Other Agency Review of Action:

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

PARKS AND PUBLIC WORKS – 2012 August M. Plut

PARKS DEPARTMENT: The new parks mower has been delivered and will start to be used the 9th of

this month.

Plant grasses at Tolar, run drip and Eleven stumps at Tolar have been ground from Lampe toward GES;

irrigation from Lampe to Harvest is ongoing.

All parks - mow, weed, hard edge and check irrigation.

PUBLIC WORKS: A request for red paint at Venture Dr. We quit using red paint in the past and

installed "no parking "signs. I will ask that trees be pruned near the sign.

Access has been cut with the Bobcat/Brushcat for D.C. Mosquito control to get at the back ponds

around the Martin Slough and the old V&T right of way at Buckeye.

Crack seal at Sunset Park is ongoing and about 30% complete. After this area we will move to Gardner

Park area.

Code enforcement is not able to help with parking issues in the Town.

The front pump in the transmission [sends fluid thru the cooler] on utility truck 610 went out and is

being repaired. Service is complete done by DCVM.

A large crack has been filled at the bulb end of Cheddington court.

The "dead end" sign and decretive frame have been reattached to the post at Circle and Gardner

streets.

We have had a sidewall tire delamation on the gator # 613 that interrupted some watering, tires are on order and we will have the older tires for emergency backup. One rear tire is still on back order and

all are holding air well now.

Prep for OLD TOWN DAYS – DC Parks will supply 4 each three row bench seats.

Litter has been picked from ditches while they are dry.

Street lights, poles and electrical pedestal for Eddy St. have arrived.

Timer for the lights at Walgreens has been reset.

NEXT: Carpets cleaned at Town Hall Saturday Sept. 8th

Gardnerville Town Board

AGENDA ACTION SHEET



1. Title: Approve August 2012 claims 2. Recommended Motion: Approve claims as submitted ☑ N/A 3. Department: Administration Prepared by: Carol Louthan 4. Meeting Date: September 4, 2012 Time Requested: none ☐ Administrative 5. Agenda: **▼** Consent 6. Background Information: This report is generated through claims submitted to the Douglas County Comptroller by the Town. If backup material is necessary for your review it can be found on file at the Town office. 7. Other Agency Review of Action: 8. Board Action: **_Approved Approved with Modifications** Denied

□ Continued

Accounts Payable by G/L Distribution Report G/L Date Range 08/01/12 - 08/31/12

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Payment Date Invoice Amount		08/10/2012 250.00	08/10/2012 237.50	08/10/2012 220.00	08/10/2012 220.00	5 \$1,147.50	08/03/2012 94.93	08/03/2012 42.83	2 \$137.76	08/03/2012 44.93	1 \$44.93	08/03/2012 680.00	08/17/2012 10.99	08/17/2012 18.96	3 \$709.95	08/10/2012 173.93	1 \$173.93	08/03/2012 15.04	08/03/2012 15.71	08/03/2012 7.86
G/L Date Received Date 1	12	08/10/2012	08/10/2012	08/10/2012	08/10/2012	Invoice Transactions	08/03/2012	08/03/2012	Invoice Transactions 2	08/03/2012	Invoice Transactions	08/03/2012	08/17/2012	08/17/2012	Invoice Transactions	08/10/2012	Invoice Transactions	08/03/2012	08/03/2012	08/03/2012
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on Invoice Date		08/01/2012	08/01/2012	08/01/2012	08/01/2012	Account 510.150 - Board Compensation Totals	07/16/2012	07/16/2012	Account 520,055 - Telephone Expense Totals	07/09/2012	Account 520.060 - Postage/Po Box Rent Totals	07/16/2012	07/16/2012	07/11/2012	Account 520.084 - Replacement & Repair Totals	07/26/2012	Account 520.089 - Power Totals	07/17/2012	07/17/2012	07/17/2012
Status Held Keason	/ Check	# 393201 Paid by Check	# 595233 Paid by Check	# 595244 Paid by Check	# 595291 Paid by Check # 505333	# 252523 Account 510.1	Paid by Check	# 554665 Paid by Check # 594883		Paid by Check # 594868	Account 520.06	Paid by Check	# 594834 Paid by Check # 595389	# January Paid by Check # 595549	Account 520.08 4	Paid by Check		Paid by Check	# Paid by Check	# 595025 Paid by Check
Invoice Description	G'VILLE	G'VILLE	G'VILLE	G'VILLE	G'VILLE		77578271340502795	77578238560808025		600003046		0007133	1236	06G1570		791804		2410015779022	2411072224004	2411188600002
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	Fund 610 - Gardnerville Town Department 921 - Gardnerville Admin Account 510.150 - Board Compensation 4288 - Higuera Lloyd W 8/12 BOARD		28960 - Miller Kenneth	18629 - Philips Michael			Account 520.055 - Telephone Expense ier 781-7134 7,			Account 520.060 - Postage/Po Box Rent F P Mailing Solutions RI101137243		Account 520.084 - Replacement & Repair Clark Plumbing & Heating Comp 0000817136	Ace Hardware	2121 - Meeks Lumber		Account 520.089 - Power 2924 - NV Energy		Account 520.092 - Heating 3021 - Southwest Gas-Las Vegas	Southwest Gas-Las Vegas	3021 - Southwest Gas-Las Vegas

Page 2 of 14

Vendor	Invoice No.	Invoice Description	Status	Held Reason I	Invoice Date	Due Date	G/L Date	Received Date Payment Date	Invoice Amount
ind 610 - Gardnerville Town Department 921 - Gardnerville Admin Account 520.097 - Maint B&G	Q								
	91414	G'VILLE	Paid by Check		07/17/2012	08/03/2012	08/03/2012	08/03/2012	170.55
	;) : :		Account 520.097 - Maint B&G Totals	B&G Totals	Invo	Invoice Transactions 1	\$170.55
Rents & I	Account 520.136 - Rents & Leases Equipment Corporation 063099856 71.	nent 716307012	Paid by Check # 595667		08/01/2012	08/17/2012	08/17/2012	08/17/2012	224.73
			Account 520	Account 520,136 - Rents & Leases Equipment Totals	eases Equip	ment Totals	Invo	Invoice Transactions 1	\$224.73
Account 5.20.170 - Memberships 7358 - Underground Service Alert Inc 1200	hips 12008054	176317	Paid by Check # 595052		07/20/2012	08/03/2012	08/03/2012	08/03/2012	150.00
Account 520.187 - Internet Expense	Fynonse			Account 520.170 - Memberships Totals	'0 - Member	ships Totals	Invo	Invoice Transactions 1	\$150.00
15887 - Charter Communications	0012509 8/12	8354110060012509	Paid by Check	0	08/02/2012	08/17/2012	08/17/2012	08/17/2012	36.00
12997 - Do Co Procurement Program	7-12 NICHOI SON	G'VILLE	Paid by Check		07/27/2012	08/17/2012	08/17/2012	08/17/2012	62.50
	83152	G'VILLE	Paid by Check # 595561		07/01/2012	08/17/2012	08/17/2012	08/17/2012	4.98
	83212	G'VILLE	Paid by Check # 595561		08/01/2012	08/17/2012	08/17/2012	08/17/2012	4.97
Professio	Account 521.100 - Professional Services			Account 520.187 - Internet Expense Totals	internet Exp	ense Totals	Invo	Invoice Transactions 4	\$108.45
	6-PYMT 1	GVILLE	Paid by Check # 594933	0	07/25/2012	08/03/2012	08/03/2012	08/03/2012	34,000.00
Account 521,130 - Legal Services	vices		Accoun	Account 521.100 - Professional Services Totals	essional Ser	vices Totals	Juvoi	Invoice Transactions 1	\$34,000.00
	21349-	GVILLE	Paid by Check # 595009	0	07/18/2012	08/03/2012	08/03/2012	08/03/2012	1,045.68
Account 533.800 - Office Supplies	pplies			Account 521.130 - Legal Services Totals	ı - Legal Ser	vices Totals	Invo	Invoice Transactions 1	\$1,045.68
	11-6181	G'VILLE	Paid by Check # 595298	0	07/31/2012	08/10/2012	08/10/2012	08/10/2012	355.00
12997 - Do Co Procurement Program	7-12 NICHOLSON	G'VILLE	Paid by Check # 595456	0	07/27/2012	08/17/2012	08/17/2012	08/17/2012	20.86
Account 533.806 - Software				Account 533.800 - Office Supplies Totals	- Office Sup	plies Totals	Invol	Invoice Transactions 2	\$375.86
7	XFW58XPF1	097632169	Paid by Check # 595752	0	07/30/2012	08/24/2012	08/24/2012	08/24/2012	257.42
				Account 53:	Account 533.806 - Software Totals	ware Totals	Invoi	Invoice Transactions 1	\$257.42

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Invoice Amount		421.00	\$421.00 \$39,006.37
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G/L. Date		08/03/2012	Invo
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Held Reason		~	Account 533.817 - Small Projects Totals Department 921 - Gardnerville Admin Totals
Status		Paid by Check	# 595035 D
Invoice No. Invoice Description		0223170001	
Invoice No.	17 days	RG1705199	
Vendor	Fund 610 - Gardnerville Town Department 921 - Gardnerville Admin	3115 - Swank Motion Pictures Inc	

Page 4 of 14

Accounts Payable by G/L Distribution Report G/L Date Range 08/01/12 - 08/31/12

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Invoice No. Invoice Description
Paid by Check # 595188
Paid by Check
Paid by Check
Paid by Check
525 135 Paid by Check # 595479
Paid by Check
393479 Paid by Check # 505470
Paid by Check
595777 Paid by Check # 595549
Paid by Check
Paid by Check # 595549
Paid by Check # 505582
333302 Paid by Check # 505593
393302 Paid by Check # FOEE03
333382 Paid by Check # 595582
Paid by Check # 595664
Account 520.084 - Replacement & Repair Totals
Paid by Check # 595268
Paid by Ch
531575 Paid by Check # 595483

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Invoice Amount				20.00	179.98		421.00	\$620.98	\$2,309.11
Held Reason Invoice Date Due Date G/L Date Received Date Payment Date Invoice Amount				08/17/2012	08/17/2012		08/17/2012	Invoice Transactions 3	Invoice Transactions 22
G/L Date				08/17/2012	08/17/2012		08/17/2012	Invo	Invo
Due Date				08/02/2012 08/17/2012 08/17/2012	08/17/2012		08/17/2012	ojects Totals	eation Totals
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Status				Paid by Check	F 353713 Paid by Check	# 595456	Paid by Check # 595636		ă
Invoice No. Invoice Description				G'VILLE	GVILLE		0223170001		
Invoice No.			Projects	34155	7-12 DALLAIRE G'VILLE		RG1711183		
Vendor	Fund 610 - Gardnerville Town	Department 923 - Parks & Recreation	Account 533,817 - Small Projects	20482 - Brick Markers Inc	12997 - Do Co Procurement Program		3115 - Swank Motion Pictures Inc		

Page 6 of 14

	Invoice No.	Invoice Description	Status	Held Reason Involce Date	Due Date	G/I Date Rec	Pacaivad Data Davmont Data	Invoice Amount
Fund 610 - Gardnerville Town Department 926 - Other Public Works Account 520.084 - Replacement & Repair	s ement & Repair			i			בווגבת הסוב במאוווגיוו המנפ	DIVOICE ALIDORIC
6317 - Goldstar Products Inc	0050282	0023316	Paid by Check	07/05/2012	08/10/2012	08/10/2012	08/10/2012	250.75
12997 - Do Co Procurement Program	7-12 DALLAIRE	G'VILLE	Paid by Check	07/27/2012	08/17/2012	08/17/2012	08/17/2012	279.00
18821 - Fastenal Industrial/Cons Suppl	NVMIN28679	NVMIN0011	Paid by Check	06/27/2012	08/17/2012	08/17/2012	08/17/2012	25.00
2510 - Parts House	457680	4170	Paid by Check # 595582	07/19/2012	08/17/2012	08/17/2012	08/17/2012	31.20
Account 520.095 - Street Lights	Lights		Account	Account 520.084 - Replacement & Repair Totals	Repair Totals	Invoice T	Invoice Transactions 4	\$885.95
2924 - NV Energy	791804 7-12	791804	Paid by Check # 595268	07/26/2012	08/10/2012	08/10/2012	08/10/2012	5,718.63
Account 520.103 - Maint Road	Road			Account 520,095 - Street Lights Totals	Lights Totals	Invoice T	Invoice Transactions 1	\$5,718.63
2358 - Newman Traffic Signs Inc	TI-0251159	GAR025	Paid by Check # 594966	07/17/2012	08/03/2012	08/03/2012	08/03/2012	116.02
12997 - Do Co Procurement Program	7-12 PLUT	G'VILLE	Paid by Check	07/27/2012	08/17/2012	08/17/2012	08/17/2012	47.88
28519 - Barr Tree Works ධ	1179	GVILLE	# 595705 # 595705	08/14/2012	08/24/2012	08/24/2012	08/24/2012	275.00
Account 521.200 - Engineering	ering			Account 520.103 - Maint Road Totals	t Road Totals	Invoice Ti	Invoice Transactions 3	\$438.90
2702 - Resource Concepts Inc	12-00836	12-104.1	Paid by Check # 595864	07/27/2012	07/27/2012 08/24/2012	08/24/2012	08/24/2012	582.00
Account 532.003 - Gas & Oil	ï			Account 521.200 - Engineering Totals	eering Totals	Invoice Ti	Invoice Transactions 1	\$582.00
3814 - Flyers Energy LLC	CFS0514763	8308	Paid by Check # 594876	07/15/2012	08/03/2012	08/03/2012	08/03/2012	244.99
3814 - Flyers Energy LLC	CFS0521799	8308	Paid by Check # 595483	07/31/2012	08/17/2012	08/17/2012	08/17/2012	601.05
				Account 532.003 - Gas & Oil Totals	s & Oil Totals	Invoice Tr	Invoice Transactions 2	\$846.04

Page 7 of 14

Run by Carol Louthan on 08/27/2012 04:50:44 PM

Vendor	Invoice No.	Invoice Description	Status	Held Reason Invoice	Invoice Date Due Date	ate G/L Date		Received Date Payment Date Invoice Amount	Invoice Amount
Fund 610 - Gardnerville Town Department 926 - Other Public Works Account 532,028 - Uniforms	S								
5785 - Alsco Inc	LREN720822	000330	Paid by Check # 595091	07/03/2012	017 08/10	08/10/2012 08/10/2012	/2012	08/10/2012	19.86
5785 - Alsco Inc	LREN722792	000330	Paid by Check # 595091	07/10/2012		08/10/2012 08/10/2012	/2012	08/10/2012	19.86
5785 - Alsco Inc	LREN724752	000330	Paid by Check # 595091	07/17/2012	:012 08/10/2012	72012 08/10/2012	/2012	08/10/2012	19.86
5785 - Alsco Inc	LREN726742	000330	Paid by Check # 595091	07/24/2012	:012 08/10/2012	72012 08/10/2012	/2012	08/10/2012	19.86
5785 - Alsco Inc	LREN728737	000330	Paid by Check # 595091	07/31/2012		08/10/2012 08/10/2012	/2012	08/10/2012	19.86
5666 - Allied Uniform Sales	2985	G'VILLE	Paid by Check # 595689	08/08/2	08/08/2012 08/24/2012	2012 08/24/2012	/2012	08/24/2012	328.03
				Account 532.028 - Uniforms Totals	- Uniforms	Totals	Invoice Transactions 6	ctions 6	\$427.33
Account 532,116 - Crack Seal Maintenance 3953 - Eastern Sierra Feed	eal Maintenance 497255	19530	Paid by Check	07/27/2012	:012 08/17/2012	2012 08/17/2012	/2012	08/17/2012	36.75
3953 - Eastern Sierra Feed	497524	19530	# 555474 Paid by Check # 595474	07/30/2012	012 08/17/2012	72012 08/17/2012	/2012	08/17/2012	23.63
B			Account 53 Depa	Account 532.116 - Crack Seal Maintenance Totals Department 926 - Other Public Works Totals Fund 610 - Gardnerville Town Totals	aintenance Iblic Works rville Town	Totals Totals Totals	Invoice Transactions 2 Invoice Transactions 19 Invoice Transactions 69	tions 2 ctions 19 ctions 69	\$60.38 \$8,959.23 \$50,274.71

Page 8 of 14

Accounts Payable by G/L Distribution Report 6/L Date Range 08/01/12 - 08/31/12

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Vendor	Invoice No.	Invoice Description	Status	Held Reason Invoice Date Due Date	e Date Du	e Date	G/L Date Re	Received Data Payment Data		Invoice Amount
Fund 611 - Gardnerville Health & San	l									200
Department 923 - Treath & Sameton Account 510,150 - Board Compensation	n Compensation									
4288 - Higuera Líoyd W	8/12 BOARD	G'VILLE	Paid by Check # 595201	08/01	08/01/2012 08/	08/10/2012	08/10/2012	08/1	08/10/2012	220.00
17403 - Lindsay Paul A	8/12 BOARD	G'VILLE	Paid by Check # 595233	08/01/	08/01/2012 08/	08/10/2012	08/10/2012	08/1	08/10/2012	250.00
28960 - Miller Kenneth	8/12 BOARD	G'VILLE	Paid by Check # 595244	08/01/2012		08/10/2012	08/10/2012	08/1	08/10/2012	237.50
18629 - Philips Michael	8-12 BOARD	GVILLE	Paid by Check # 595291	08/01/2012		08/10/2012	08/10/2012	08/1	08/10/2012	220.00
2969 - Slater Linda	8-12 BOARD	G'VILLE	Paid by Check # 595323	08/01/	08/01/2012 08/	08/10/2012	08/10/2012	08/1	08/10/2012	220.00
Account 520.055 - Telephone Expense	ione Expense		Account 5	Account 510.150 - Board Compensation Totals	mpensatic	n Totals	Invoice	Invoice Transactions 5		\$1,147.50
29103 - Frontier	781-7134 7/12	77578271340502795	Paid by Check # 594883	07/16	07/16/2012 08/03/2012		08/03/2012	0/80	08/03/2012	94.92
29103 - Frontier	782-3856 7/12	77578238560808025	Paid by Check # 594883	07/16/2012		08/03/2012	08/03/2012	0/80	08/03/2012	42.83
Account 520.060 - Postage/Po Box Rent	re/Po Box Rent		Account	Account 520.055 - Telephone Expense Totals	эпе Ехрепя	se Totals	Invoice	Invoice Transactions 2	I	\$137.75
25294 - F P Mailing Solutions	RI101137243	600003046	Paid by Check # 594868	07/09/2012		08/03/2012	08/03/2012	0/80	08/03/2012	44.92
12997 - Do Co Procurement Program	7-12 LOUTHAN G'VILLE	G'VILLE	Paid by Check # 595456	1/2//0	07/27/2012 08/	08/17/2012	08/17/2012	.1/80	08/17/2012	10.92
3-9			Account 5	Account 520.060 - Postage/Po Box Rent Totals	Ро Вох Ке	at Totals	Invoice	Invoice Transactions 2	I	\$55.84

Page 9 of 14

Vendor	Invoice No.	Invoice Description	Status Hel	Held Reason Invoice Date	Due Date	G/L Date Recei	Received Date Payment Date	Invoice Amount
Fund 611 - Gardnerville Health & San Department 925 - Health & Sanitation								
Account 520.084 - Replacement & Repair	ement & Repair							
11985 - Ace Hardware	075555/1	1236	Paid by Check # 595389	07/06/2012	08/17/2012	08/17/2012	08/17/2012	86.6
11985 - Ace Hardware	075800/1	1236	# 595389 # 595389	07/16/2012	08/17/2012	08/17/2012	08/17/2012	10.99
12997 - Do Co Procurement Program	7-12 DALLAIRE	G'VILLE	Paid by Check # 595456	07/27/2012	08/17/2012	08/17/2012	08/17/2012	202.99
18821 - Fastenal Industrial/Cons Suppl	NVMIN29105	NVMIN0011	Paid by Check # 595479	07/31/2012	08/17/2012	08/17/2012	08/17/2012	8.82
8043 - Mark Smith Tire Center Inc	313923	A17-14675	Paid by Check # 595542	07/19/2012	08/17/2012	08/17/2012	08/17/2012	90.00
8043 - Mark Smith Tire Center Inc	71700000724	A17-14675	Paid by Check # 595542	07/28/2012	08/17/2012	08/17/2012	08/17/2012	3,177.52
2121 - Meeks Lumber	698745	06G1570	Paid by Check # 595549	07/11/2012	08/17/2012	08/17/2012	08/17/2012	18.96
2510 - Parts House	455379	4170	Paid by Check # 595582	07/05/2012	08/17/2012	08/17/2012	08/17/2012	15.55
2510 - Parts House	455796	4170	Paid by Check # 595582	07/09/2012	08/17/2012	08/17/2012	08/17/2012	36.82
2510 - Parts House	457680	4170	Paid by Check	07/19/2012	08/17/2012	08/17/2012	08/17/2012	31.19
- 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080 - 080			Account 520	Account 520.084 - Replacement & Repair Totals	Repair Totals	Invoice Tra	Invoice Transactions 10	\$3,602.82
2924 - NV Energy	791804 7-12	791804	Paid by Check	07/26/2012	08/10/2012	08/10/2012	08/10/2012	213.80
			007000	Account 520.089 - Power Totals	Power Totals	Invoice Tra	Invoice Transactions 1	\$213.80
Account 520.092 - Heating 3021 - Southwest Gas-Las Vegas	0015779022 7-	2410015779022	Paid by Check	07/17/2012	08/03/2012	08/03/2012	08/03/2012	15.03
3021 - Southwest Gas-Las Vegas	1072224004 7- 1072224004 7- 12	2411072224004	Paid by Check # 595025	07/17/2012	08/03/2012	08/03/2012	08/03/2012	15.71
3021 - Southwest Gas-Las Vegas	1188600002 7-	2411188600002	Paid by Check # 595025	07/17/2012	08/03/2012	08/03/2012	08/03/2012	23.56
	<u>:</u> (Account 520,092 - Heating Totals	eating Totals	Invoice Transactions	insactions 3	\$54.30
Account 5.20.097 - Maint bete 5358 - ABC Fire Inc	91414	G'VILLE	Paid by Check # 594776	07/17/2012	08/03/2012	08/03/2012	08/03/2012	170.55
	1	·		Account 520,097 - Maint B&G Totals	t B&G Totals	Invoice Tra	Invoice Transactions 1	\$170.55
Account 520.135 - Rents & Leases Equipment 3519 - Xerox Corporation 06309856 71	k Leases Equipm 063099856	ent 716307012	Paid by Check # 595667	08/01/2012	08/17/2012	08/17/2012	08/17/2012	224.73
			Account 520.136	Account 520.136 - Rents & Leases Equipment Totals	pment Totals	Invoice Transactions	insactions 1	\$224.73

Page 10 of 14

Invoice Amount		35.99	62.50	4,97	4.98	\$108.44	7.70	4.30	561.44	446.60	258.10	475.02	420.50	360.76	335.24	420.50	418.76	319.58	559.12	411.22	396.72	502.86
Received Date Payment Date		08/17/2012	08/17/2012	08/17/2012	08/17/2012	sactions 4	08/03/2012	08/03/2012	08/17/2012	08/17/2012	08/17/2012	08/17/2012	08/17/2012	08/17/2012	08/17/2012	08/17/2012	08/17/2012	08/17/2012	08/17/2012	08/17/2012	08/17/2012	08/17/2012
G/L Date Receiv		2 08/17/2012	08/17/2012	: 08/17/2012	08/17/2012	s Invoice Transactions	08/03/2012	08/03/2012	08/17/2012	08/17/2012	08/17/2012	08/17/2012	08/17/2012	08/17/2012	08/17/2012	08/17/2012	08/17/2012	08/17/2012	08/17/2012	08/17/2012	08/17/2012	08/17/2012
Due Date		08/17/2012	08/17/2012	08/17/2012	08/17/2012	pense Total	08/03/2012	08/03/2012	08/17/2012	08/17/2012	08/17/2012	08/17/2012	08/17/2012	08/17/2012	08/17/2012	08/17/2012	08/17/2012	08/17/2012	08/17/2012	08/17/2012	08/17/2012	08/17/2012
Invoice Date		08/02/2012	07/27/2012	07/01/2012	08/01/2012	Account 520.187 - Internet Expense Totals	07/16/2012	07/23/2012	07/02/2012	07/03/2012	07/04/2012	07/04/2012	07/04/2012	07/05/2012	07/05/2012	07/05/2012	07/06/2012	07/06/2012	07/09/2012	07/10/2012	07/11/2012	07/11/2012
Status Held Reason		Paid by Check # 595439	Paid by Check	# 333430 Paid by Check # 595561	# 555551 Paid by Check # 595561	Account 520.18	Paid by Check # 594798	Paid by Check # 594798	Paid by Check # 595423	Paid by Check # 595473	Paid by Check # 595423	Paid by Check	# 595,123 # 595423	# 595425 Paid by Check # 505423	# 355423 # 595423							
Invoice Description		8354110060012509	G'VILLE	G'VILLE	GVILLE		G'VILLE	G'VILLE	228079	228079	228079	228079	228079	228079	228079	228079	228079	228079	228079	228079	228079	228079
Invoice No.	Expense	0012509 8/12	7-12 NICHOLSON	83152	83212	Expense	12-9325	12-9342	9968232	9968613	9968723	9968725	9968726	9968974	8668966	0006966	9969253	9969304	9969947	9970327	9970590	9970614
Vendor Fund 611 - Cardhoanillo Moalek 8. Card	Department 925 - Health & Sanitation Account 520.187 - Internet Expense	1588/ - Charter Communications	12997 - Do Co Procurement Program	7500 - Nanosecond LLC	7500 - Nanosecond LLC දථ	Account 520.197 - Landfill Expense	11610 - Bently Agrowdynamics	11610 - Bently Agrowdynamics	15853 - Carson City Landfill	15853 - Carson City Landfill												

Page 11 of 14

Vendor	Invoice No.	Invoice Description	Status Held Reason	Invoice Date	Due Date	G/L Date Received Da	Received Date Payment Date Invo	Invoice Amount
Fund 611 - Gardnerville Health & San Department 925 - Health & Sanitation	·							
Account 5.20.1.97 - Landin Expense 15853 - Carson City Landfill 9970661	n expense 9970661	228079	Paid by Check	07/11/2012	08/17/2012	08/17/2012	08/17/2012	419.34
15853 - Carson City Landfill	9970894	228079	# 353423 Paid by Check # 505433	07/12/2012	08/17/2012	08/17/2012	08/17/2012	350.32
15853 - Carson City Landfill	9970895	228079	# 393423 Paid by Check # 505433	07/12/2012	08/17/2012	08/17/2012	08/17/2012	419.92
15853 - Carson City Landfill	982066	228079	# 393423 Paid by Check # 505433	07/12/2012	08/17/2012	08/17/2012	08/17/2012	486.04
15853 - Carson City Landfill	9971120	228079	# 555125 Paid by Check # 595423	07/13/2012	08/17/2012	08/17/2012	08/17/2012	433.84
15853 - Carson City Landfill	9971153	228079	# 333 t23 Paid by Check # 595423	07/13/2012	08/17/2012	08/17/2012	08/17/2012	356.12
15853 - Carson City Landfill	9971778	228079	# 555425 Paid by Check # 505423	07/16/2012	08/17/2012	08/17/2012	08/17/2012	574.78
15853 - Carson City Landfill	9972061	228079	# 555125 Paid by Check # 505423	07/17/2012	08/17/2012	08/17/2012	08/17/2012	460.52
15853 - Carson City Landfill	9972367	228079	# JOST CA Paid by Check # E05473	07/18/2012	08/17/2012	08/17/2012	08/17/2012	462.84
15853 - Carson City Landfill	9972371	228079	# 393423 Paid by Check # 505473	07/18/2012	08/17/2012	08/17/2012	08/17/2012	407.16
15853 - Carson City Landfill	9972424	228079	# 393423 Paid by Check # 505433	07/18/2012	08/17/2012	08/17/2012	08/17/2012	426.30
15853 - Carson City Landfill	9972660	228079	# 595425 Paid by Check # 505423	07/19/2012	08/17/2012	08/17/2012	08/17/2012	375.26
915853 - Carson City Landfill	9972663	228079	# 393423 Paid by Check # 505433	07/19/2012	08/17/2012	08/17/2012	08/17/2012	493.00
15853 - Carson City Landfill	9972694	228079	# 595425 Paid by Check # For433	07/19/2012	08/17/2012	08/17/2012	08/17/2012	305.66
15853 - Carson City Landfill	9972934	228079	# 595423 Paid by Check # Focass	07/20/2012	08/17/2012	08/17/2012	08/17/2012	443.70
15853 - Carson City Landfill	9972967	228079	# 393423 Paid by Check # 505433	07/20/2012	08/17/2012	08/17/2012	08/17/2012	356.12
15853 - Carson City Landfill	9973590	228079	# 595425 Paid by Check # 505433	07/23/2012	08/17/2012	08/17/2012	08/17/2012	585.22
15853 - Carson City Landfill	9973926	228079	# 595425 Paid by Check	07/24/2012	08/17/2012	08/17/2012	08/17/2012	444.86
15853 - Carson City Landfill	9974174	228079	# 595423 Paid by Check # 505433	07/25/2012	08/17/2012	08/17/2012	08/17/2012	345.10
15853 - Carson City Landfill	9974179	228079	# 333123 Paid by Check # 595423	07/25/2012	08/17/2012	08/17/2012	08/17/2012	443.12
15853 - Carson City Landfill	9974183	228079	Paid by Check # 505423	07/25/2012	08/17/2012	08/17/2012	08/17/2012	418.18
15853 - Carson City Landfill	9974439	228079		07/26/2012	08/17/2012	08/17/2012	08/17/2012	415.86

Page 12 of 14

Accounts Payable by G/L Distribution Report G/L Date Range 08/01/12 - 08/31/12

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Invoice Amount		480.24	307.98	479.66	378.16	577.68	482.56	\$18,027.96	60.00	\$60.00	60.00	\$60.00	1,237.70	1,791.43	\$3,029.13	19.86	19.86	19.86	19.86	19.86	328.03	\$427.33
Received Date_Payment Date I		08/17/2012	08/17/2012	08/17/2012	08/17/2012	08/17/2012	08/17/2012	sactions 44	08/03/2012	sactions 1	08/17/2012	sactions 1	08/03/2012	08/17/2012	sactions 2	08/10/2012	08/10/2012	08/10/2012	08/10/2012	08/10/2012	08/24/2012	sactions 6
G/L Date Receiv		08/17/2012	08/17/2012	08/17/2012	08/17/2012	08/17/2012	08/17/2012	Invoice Transactions 44	08/03/2012	Invoice Transactions	08/17/2012	Invoice Transactions 1	08/03/2012	08/17/2012	Invoice Transactions 2	08/10/2012	08/10/2012	08/10/2012	08/10/2012	08/10/2012	08/24/2012	Invoice Transactions 6
Due Date		08/17/2012	08/17/2012	08/17/2012	08/17/2012	08/17/2012	08/17/2012	oense Totaís	08/03/2012	vices Totals	08/17/2012	Cost Totals	08/03/2012	08/17/2012	& Oil Totals	08/10/2012	08/10/2012	08/10/2012	08/10/2012	08/10/2012	08/24/2012	orms Totals
asson Invoice Date		07/26/2012	07/26/2012	07/27/2012	07/27/2012	07/30/2012	07/31/2012	Account 520.197 - Landfill Expense Totals	07/18/2012	Account 521.130 - Legal Services Totals	07/27/2012	Account 521.135 - Legal-Collection Cost Totals	07/15/2012	07/31/2012	Account 532,003 - Gas & Oil Totals	07/03/2012	07/10/2012	07/17/2012	07/24/2012	07/31/2012	08/08/2012	Account. 532,028 - Uniforms Totals
Status Held Reason		Paid by Check # 595423	Paid by Check	Paid by Check	# 555725 Paid by Check # 505433	# 595125 Paid by Check # 595473	Paid by Check # 595423	Account 5	Paid by Check # 595009		Paid by Check # 595456	Account 521.1 .	Paid by Check	# 594876 Paid by Check # 505482	504.060	Paid by Check	# 595091 Paid by Check	# 595091 Paid by Check	# 595091 Paid by Check	# 595091 Paid by Check # 795001	# 395091 Paid by Check # 595689	
Invoice Description		228079	228079	228079	228079	228079	228079		GVILLE		GVILLE		8308	8308		000330	000330	000330	000330	000330	GVILLE	
Invoice No.	==	9974440	9974449	9974721	9974741	9975434	9975753		21349-	Collection Coet	7-12 NICHOLSON		Oil CFS0514763	CFS0521799		ms LREN720822	LREN722792	LREN724752	LREN726742	LREN728737	2985	
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Account 533,800 - Office Supplies	Supplies								
9064 - R & S Optimum Offset	11-6181	G'VILLE	Paid by Check # 595298		07/31/2012	07/31/2012 08/10/2012 08/10/2012	08/10/2012	08/10/2012	355.00
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Page 14 of 14

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Vendor	Fund 614 - G'ville Ad Val Cap Proj Department 730 - G'ville Ad Val Cap Proj Account 564.500 - Machinery & Equipment	6470 - Mid Cal Tractor			* = Prior Fiscal Year Activity

Gardnerville Town Board





- 1. <u>Title</u>: Approve the revised 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 to 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,
- 2. **Recommended Motion:** Motion to approve planned development modification (PD) 04-008-4, for the Ranch at Gardnerville, LLC, requesting to modify the planned development boundary identified in ordinance #2004-1108, extend and modify the development schedule, and to 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.

V N/A

Funds Available:

3. Department: Administration

7. Other Agency Review of Action:

Approved

Denied

8. Board Action:

☐ Yes

Boundary (from Zerolene Road south) of the development.

Minden Board, Planning Commission, and County Commissioners

	Prepared by: Tom Dallaire
4.	Meeting Date: August 7, 2012 Time Requested: None, unless pulled
5.	Agenda: Consent Administrative
6.	Background Information: The Ranch at Gardnerville submitted a plan last month in which the Gardnerville Board approved and Minden Board continued. The Town managers, Douglas County staff, and Rob Anderson, had a meeting to come up with suggestions for the development and RO Anderson revised the plan. The changes shown on the revised plan include the creation of a small parcel that will contain the perimeter wall and landscaping and will be maintained by a single use homeowners association. This area extends north of Zerolene and is not contained within the Gardnerville Town Boundary. This plan was revised and Town Counsel deems it necessary to have action on the item. The approval letter from the town to county staff is included with the backup material. There are NO changes proposed within the Gardnerville Town

V Yes

Continued

Approved with Modifications

□ N/A



August 8, 2012

Dirk Goering, Associate Planner Douglas County Community Development P.O. Box 218 Minden, Nevada 89423

RE: PD 04-008-4 (Planned Development); The Ranch at Gardnerville, Located south of Buckeye Road and north of Gilman Avenue along Heybourne Road extension; APNs: 1320-29-000-008, -014, 1320-33-210-033 and 1320-32-501-017.

Good afternoon, Dirk.

The Gardnerville Town Board took action at last nights, August 7th Board meeting, to conditionally approve remaining phases of the planned development. The conditions listed in the provided staff report are attached, and one modification that was discussed during the meeting is now included in town staff report.

The following comments are the modified recommended conditions of approval prior to the Final Map Submittals;

- 1. The developer work with the towns and county on a compromise solution to the Zerolene Road crossing which would allow for the crossing of Zerolene in a flooded condition.
- 2. Trailhead access with parking shall be constructed.
- 3. Town streets require all street signs to be per the approved Town standard, decorative style.
- 4. Town streets require "acorn" style lights on black steel fluted poles (NV Energy standard). Lights shall be installed at turning points, cul-de-sacs, and intersections only. Coordinate design with Town.
- 5. The Town will not accept dedication of and maintenance of neighborhood monument signs and fences.
- 6. Multi-family units shall be served by 2-cubic yard dumpsters, one dumpster per four dwelling units, dumpster location, access, and size shall be coordinated with the Town at the project design review stage.
- 7. 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.
- 8. 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.

- 9. 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. Estimate of value for all offsite improvements dedicated to the Town is required before final acceptance of those improvements.
 - d. Trash enclosures shall be constructed to Town standards and access for service vehicles shall be approved by Town staff.
 - e. 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.
 - f. 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.
 - g. 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.
 - h. 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.
 - i. One paper copy of the record drawings and an electronic file in AutoCAD format 2012 (or less) is required before final acceptance of improvements.
- 10. Additional items discussed during the Town Board Meeting;
 - a. The board would like to see one additional trail link from the sub division to the proposed Martin Slough multi-model trail.
 - b. The final map should indicate the required sight visibility areas at all the proposed intersections. This will be easy to identify the areas possibly within the building envelope that will not be allowed to be blocked by shrubs greater than 3' high and structures. This will allow the developer then to utilize the requested 10' setback.

Thank you for the opportunity to provide these comments; further comments may result from review of documentation related to this application that is submitted in the future. If you have any questions or comments, or if you require additional information, please contact me at our office.

Sincerely,

Thomas A. Dallaire, P.E.

Gardnerville Town Manager/Engineer.

Cc

Keith Rubin, RO Anderson Engineering, Inc.

R O Anderson

MEMORANDUM

DATE:

August 24, 2012

TO:

Tom Dallaire, Town Manager TOWN OF GARDNERVILLE

FROM:

Keith Ruben, AICP

R.O. ANDERSON ENGINEERING, INC.

SUBJECT: The Ranch at Gardnerville Plan Revision

Hi Tom,

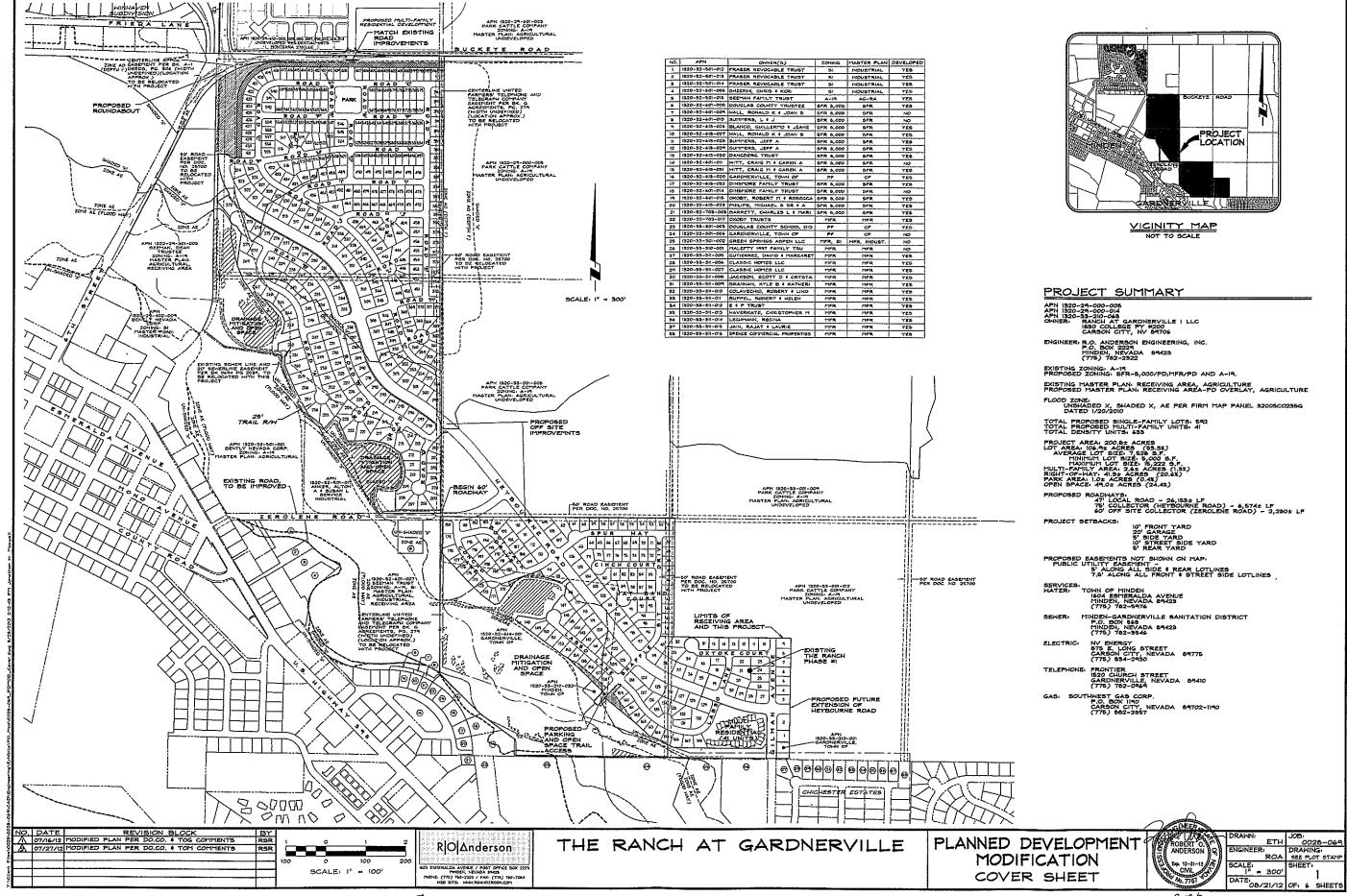
Please find attached revisions to the tentative subdivision map for The Ranch at Gardnerville. This latest revision places the landscaped wall located along a portion of Heybourne Road within a separate parcel. The Owner and their legal counsel have considered the various proposals for the ownership and maintenance of the proposed wall and landscaping and have decided to own and maintain these improvements through a "single purpose" property owners association, thereby negating the need to form a landscape maintenance district.

Also, some of the text of the phasing plan have been edited due to some confusion with the prior language regarding the construction phasing of Heybourne Road improvements.

Should you have any further questions, please contact Rob Anderson at 775.782.2322

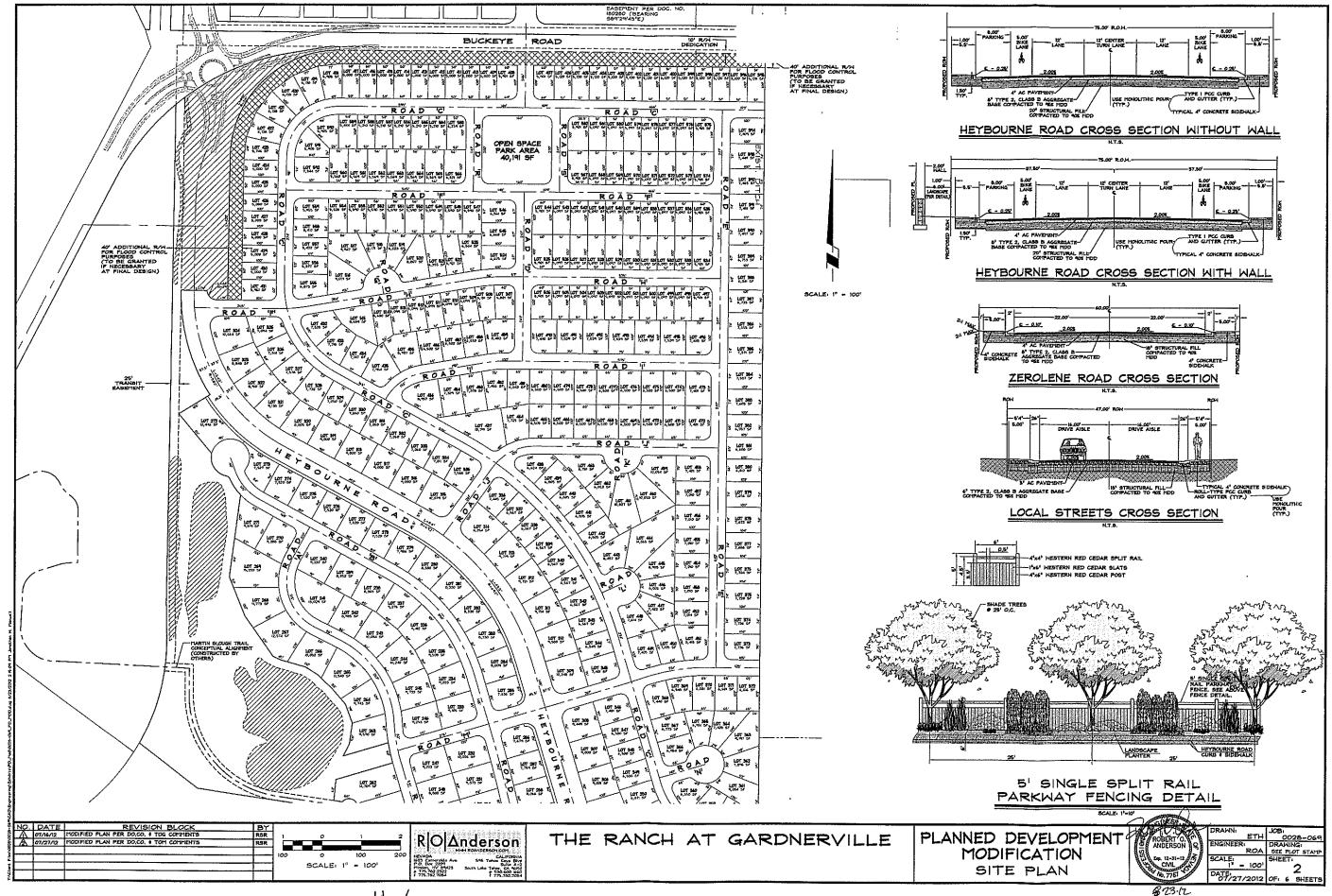
Thank you.

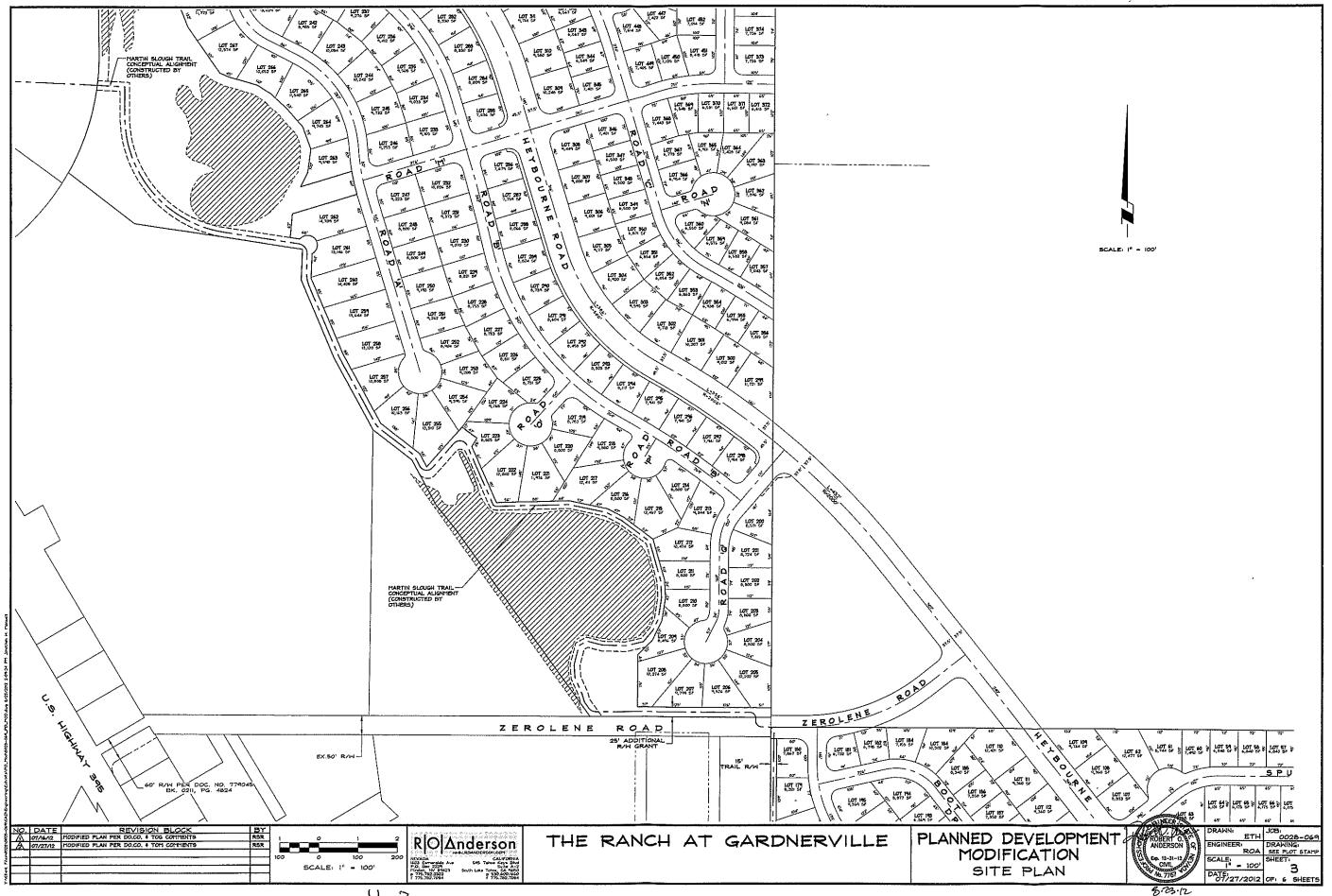
END OF MEMORANDUM



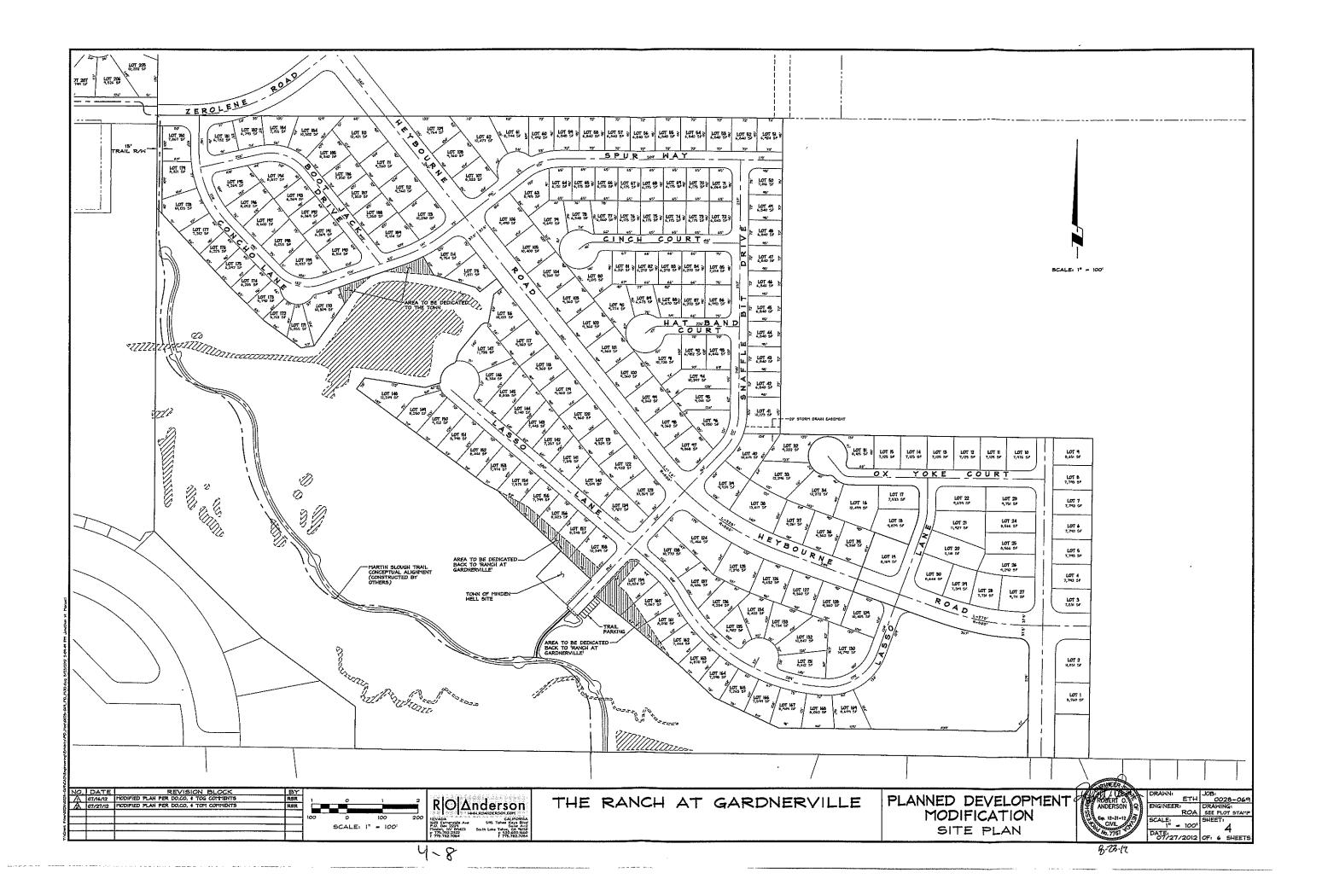
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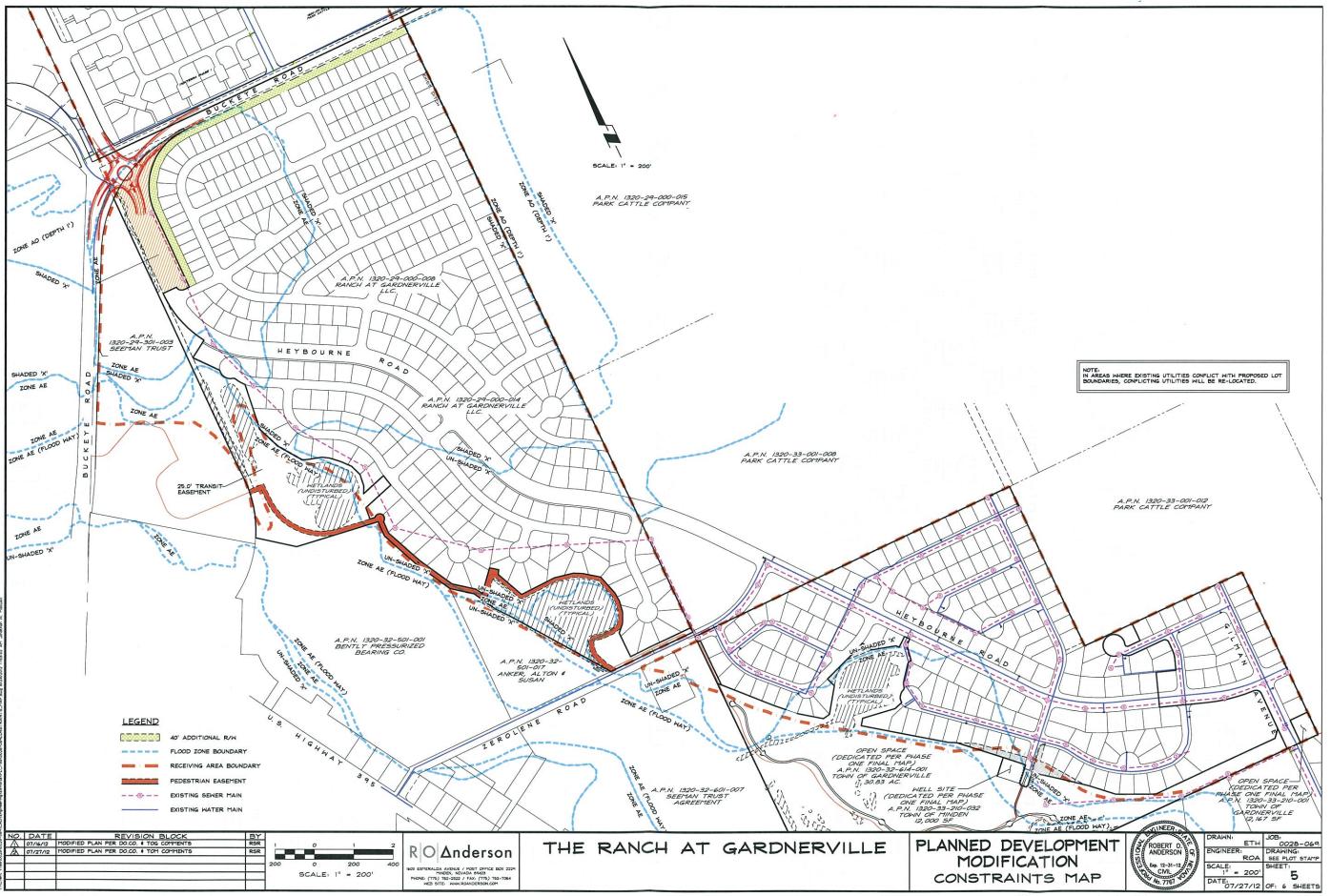
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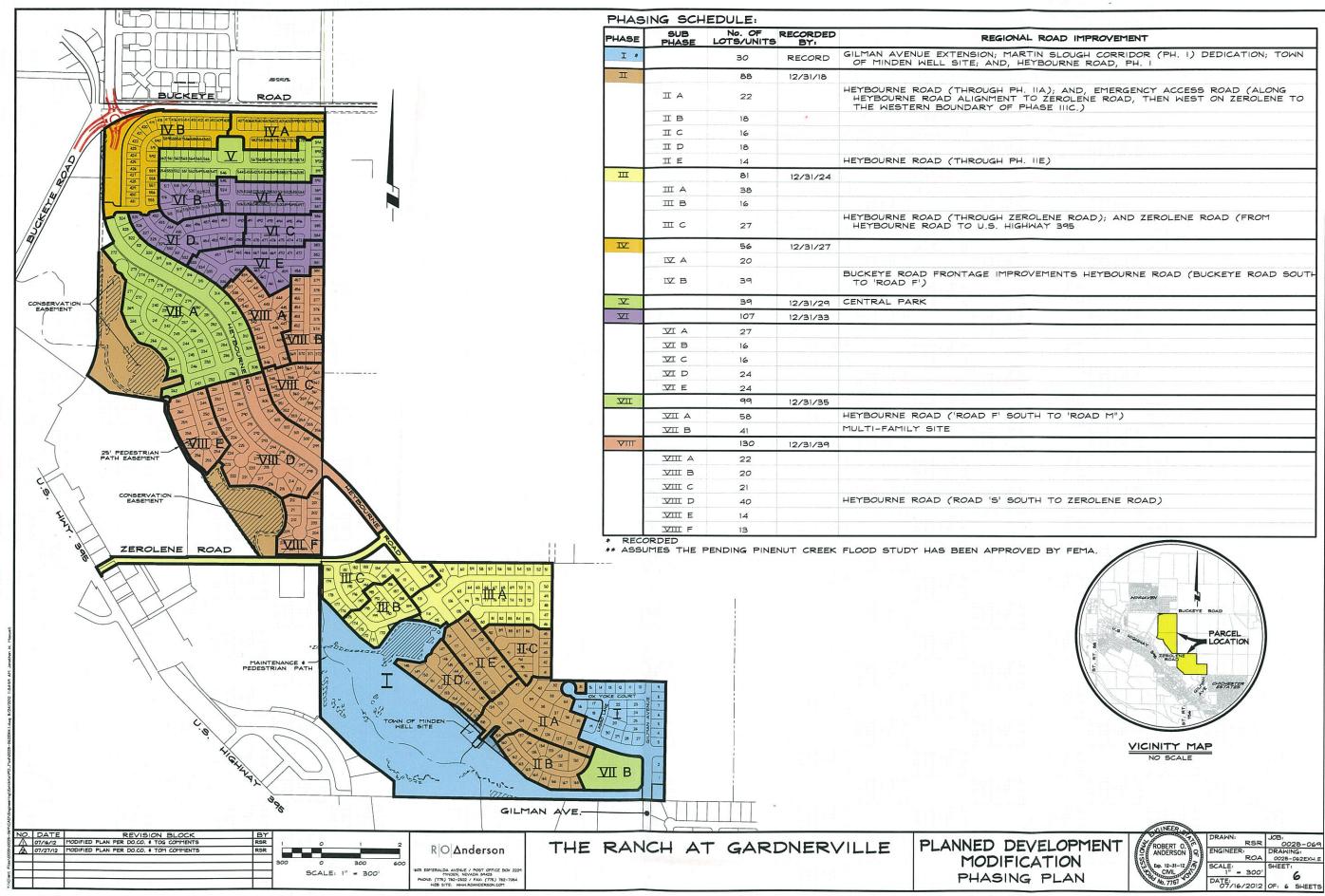




4-7







Gardnerville Town Board

AGENDA ACTION SHEET

1. Not for Possible Action: Presentation from A. J. Frels, Executive Director for



Carson Valley Visitor's Authority on "The Power of Tourism, Carson Valley's New Brand." 2. Recommended Motion: None Funds Available: Yes □ N/A 3. Department: Administration Prepared by: **Tom Dallaire** 4. Meeting Date: September 4, 2012 Time Requested: 20 minutes 5. Agenda: Consent Administrative Background Information: To be presented at meeting 6. Other Agency Review of Action: Douglas County V N/A 7. Board Action:

Approved with Modifications

☐ Continued

Approved

Denied

Carson Valley, NV BrandPrint Report June 29, 2012



NORTH STAR

North Star Destination Strategies

June 29, 2012

ABOUT NORTH STAR DESTINATION STRATEGIES

North Star Destination Strategies comprises over two dozen talented individuals dedicated to growing community brands through integrated marketing solutions. North Star offers communities a combination of research, strategy, creativity and action. This process — called Community BrandPrintTM — provides direction for the community's brand development, like a blueprint guides the construction of a home. And just like a blueprint, the priorities and targets of each Community BrandPrintTM are stated in clear and unambiguous language. The resulting brand personality is as revealing as an individual's fingerprint, and just as unique.

ABOUT THE BRANDPRINT PROCESS

Through the Community BrandPrint™ process, North Star determines Carson Valley's most relevant and distinct promise. From that promise, we create a strategic platform intended to generate a brand position in the minds of residents, visitors and businesses. We then develop powerful Brand Action Ideas and a Brand Identity Package (creative expressions), all of which reinforce the positioning and ensure brand equity and growth.

Carson Valley BrandPrint | North Star Destination Strategies

BRANDING PARTNERS:

The Carson Valley Visitors Authority contracted with North Star Destination Strategies to determine and define the area's true, unique and relevant destination brand position to stand out in the marketplace. The following Executive Summary represents a snapshot of the critical highlights from the BrandPrint process. Detailed findings are compiled in the BrandPrint report that follows.

UNDERSTANDING (Research findings):

North Star conducted more than a dozen pieces of research to identify what differentiates Carson Valley from its competitors. By examining the community (stakeholders), consumers (visitors, regional and state tourism officials and meeting/convention planners) and the competition, North Star determined a strategy for the destination to assert across all tourism assets to implement an effective, meaningful and relevant brand.

Important findings are summarized below.

RESEARCH THEMES

- Natural beauty
 - o "Scenic/beautiful" was best-matching description from the CAP Study
 - o "The viewscapes and open space can be breathtaking." Vision Survey response
- Authentic nature
 - o "Historic significance of the area" was the highest-rated experience from the CAP Study
 - "They have a truly authentic ambiance with local small cafes and the Genoa bar. I
 would key in on that authenticity." Perception Study interviewee
- Outdoor adventure
 - o The many activities available to visitors, from golfing and hiking to camping and horseback riding, were seen as major assets by both stakeholders and outsiders
 - CAP Study respondents cited "outdoor activities" as Carson Valley's best description
 - o "Diversity in outdoor activities and centralized location"; "All the outdoor activities that can be done in the mountains and in the valley" Vision Survey responses
- Western heritage
 - The cowboy, ranching and early settler heritage is seen as a strong differentiator and opportunity. The importance of the area's heritage came through strongly in the Vision Survey
 - "The heritage has a strong west feel. People are still in love with the idea of wild west and the romance of horseback riding and gun slinging. Those things should have some place in the Carson Valley." — Perception Study interviewee
 - Research also showed that, while important, western heritage might not be able to stand on its own for a brand, mainly because the importance of ranching for the region has been waning in recent years.

Carson Valley BrandPrint | North Star Destination Strategies

Openness

- "Open" is seen as the area's most distinguishable asset and also what differentiates Carson Valley most from Lake Tahoe
- "They're different from everything else because it's a valley lots of open space with natural beauty." – Perception Study interviewee
- o The openness was also seen as a challenge "The area is too spread out. In terms of both geography and interests. We are spread thin." In Market interviewee

Unprocessed

- o The highest-rated physical asset from the CAP Study was "Appeal of the area's raw nature" receiving a score of 8.2 out of 10
- o "We're not a staged version of the west. We are a real, natural and maybe a bit unrefined, kind of destination. But that's what makes us different." In Market interviewee
- The raw nature of the area was also seen as somewhat of a challenge.
 Many stakeholders and outsiders commented that the area's lack of polish in terms of ready-to-market assets and organization of those assets holds the destination back.

Location and geography

- O Carson Valley's proximity to Lake Tahoe was seen as both an asset and a challenge. Carson Valley can piggyback on Lake Tahoe's prestige and high levels of awareness. However, Carson Valley will needs to work hard to differentiate itself from the very established Lake Tahoe brand, while still aligning enough with it to lure Lake Tahoe visitors
- o Topaz Lake is seen as disconnected from the rest of the Carson Valley region
- o Carson Valley is very large, and thus it is sometimes difficult to get all communities and areas on the same page politically
- o Packaging Carson Valley assets with assets of surrounding areas was seen as a major opportunity for the destination due to its location and diversity of activity.

Awareness

- o Perception problems persist with outsiders either thinking of Carson Valley as being "backwoods", or not thinking of Carson Valley at all.
- o Lack of awareness in the marketplace creates an opportunity for Carson Valley to reintroduce itself to the world with the voice it wants to have.

SUMMARY of INSIGHTS (Conclusions based on research):

Research revealed that Carson Valley is a destination of great diversity of activity, expansive geography and an enviable location. When pulled all together, these assets fall right in line with one of the biggest opportunities mentioned throughout research – the idea of packaging assets both inside and outside of Carson Valley for greater impact. Upon further examination of the research, North Star discovered that Carson Valley's personality would strongly aid in a packaging approach to marketing the region. The culture is described in research as friendly, open, laid-back, raw, natural, a little rough, adventurous and rugged.

Carson Valley is like a friendly guide to all of the raw, wide-open adventure within it and around it. It is like the tourism outfitter for an even larger region — and has the potential to outfit visitors with itineraries, packages, deals, information, and of course, a great few nights' stay. It can match up specific visitor types with just the right activity from the wealth of choices available, as well as authentic Basque cuisine, gaming fun, historic encounters and more. Carson Valley is a better-suited base to a larger region because of its rugged persona, giving it credibility to be the most knowledgeable about the true, raw, unprocessed grandeur of Nevada and into the Lake Tahoe area.

STRATEGIC BRAND PLATFORM:

North Star funnels these strategic insights for the brand into a single sentence, the brand platform. The brand platform is used as a filter for the formation of creative concepts and implementation initiatives. All communications, actions and product development should connect to the essence of this relevant and defining statement.

Target Audience: For those who desire to explore

Frame of Reference / the Carson Valley, nestled between the mountain

ranges in the Reno-Tahoe area

Point-of-Difference: is the region's outfitter for authentic Nevada

adventure

Benefit: offering you unprocessed, unparalleled options (in

any direction).

IMAGINATION (Creative Ideas for Building the Brand):

The brand platform serves as a guide for the positioning of the brand. From this statement, a creative concept is born; a concept that aligns creative treatments of the brand in a variety of communication mediums and action ideas.

The creative concept developed by North Star is based on the approved brand platform positioning Carson Valley as tourism outfitter for a larger region — and a guide to all authentic Nevada adventure. The concept draws inspiration from Carson Valley's very reachable location, which allows visitors to reach for whatever Nevada adventure they may be seeking. It plays off of the proximity to Reno and Lake Tahoe, while simultaneously setting Carson Valley apart.

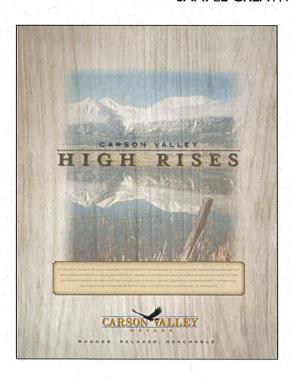
Carson Valley BrandPrint | North Star Destination Strategies

8 of 145

Visuals reflect many of the words discovered during the research process such as raw, unprocessed, natural, and history. Textural elements accompany many executions to convey the historic, rugged culture of the destination. The photographic style is evocative of an advertising campaign a recreational outfitter might run – sweeping mountain vistas, beauty shots of green valleys, and people enjoying their experiences with just the right gear. To further the outfitter thought, many recommendations include a focus on matching visitors with that appropriate piece of gear – whether they be golf balls, a saddle, or directions to a great Basque dinner.

The rustic colors of the brand palette evoke the scenery of Carson Valley – the blue of the open sky, the green of the valley floor in spring, and the brown of the mountain sides in the summer. The logo directly references Carson Valley's superior openness through use of an eagle icon. The eagle's outstretched wings are a reference to the activity available in any direction. At the same time, the bold typeface used on the logo helps to ground the mark, and sets a solid, rugged tone, which the destination most assuredly delivers.

SAMPLE CREATIVE DELIVERABLES

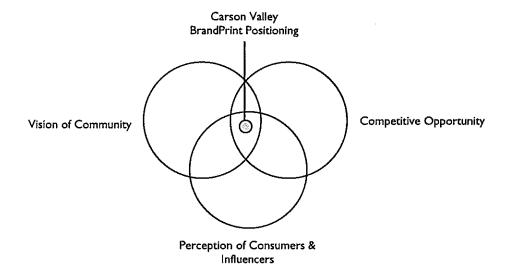




WHERE THE BRAND HAS BEEN AND WHY

This stage addresses the community's current brand positioning. We assess the environment; demographics and psychographics of residents; perceptions of visitors, residents and stakeholders; current communications and the competition. Most importantly, we gather input from Carson Valley and its constituents.

We are looking for current attitudes regarding the brand. We are also trying to spot behavioral trends that exist around that brand. This stage is critical because it uncovers the relationship between three factors: the community's physical qualities, communication materials and the position the community holds in the minds of its consumers.



IN-MARKET STUDY

Purpose

The purpose of the In-Market Study is to gain understanding of the perceptions and attitudes of Carson Valley residents and stakeholders towards their community and to experience first-hand what makes it a unique destination for visitors, residents and businesses.

Methodology & Results

The following summary reflects observations and input received during the North Star Destination Strategies In-Market visit from September 26-30, 2011. The information is not meant to be all-inclusive, but rather highlight the most common themes experienced on the trip. This includes an area FAM tour, stakeholder focus groups, stakeholder one-on-one interviews and local community one-on-one perception interviews.







MATERIALS REVIEWED:

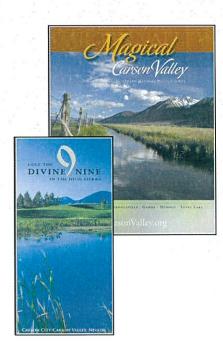
As part of the Research & Materials Audit, prior to the In-Market Study

Electronic Sources

- North Carolina Core Market Survey (2011)
- CCBoard (2011-2012)
- Genoa Workplan
- Annual Report (2009, 2010)
- Gardnerville, Nevada Main Street Program Strategic Plan (2011-2012)
- Tremendous Trails Action Plan for CVCCVA

General Tourism

- Mormon Station State Historic Park brochure
- Lahontan National Fish Hatchery brochure
- Soaring NV Skyride information card
- Topaz Lodge brochure
- Northern Nevada Museum Guide brochure
- The Divine Nine golf courses brochure



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11 of 145

- Fearn's 101 Fun Things to do at Lake Tahoe map and guide
- Travel Nevada book
- WA SHE SHU: The Washoe People Past and Present report

Genoa

- Genoa Historic Ghost Tours brochure
- The Genoa Bar info brochure
- Genoa brochure
- 2nd Annual Genoa Cowboy Poetry and Music Festival (May 2011)

Minden

- Minden Facilities brochure
- Minden-Tahoe Airport brochure
- Minden brochure

Douglas County

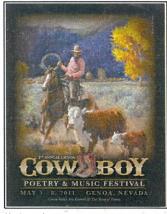
- Douglas County Historical Society Brochure
- Douglas County Economic Vitality Vital Progress pamphlet

Carson Valley

- Carson Valley Trails Association brochure and trails guide
- Carson Valley Inn Casino check-in envelope
- · Carson Valley Arts Council materials
- Carson Valley Walking/Driving Tour Map brochure
- Magical Carson Valley visitors guide book
- The Carson Valley Visitors Authority customized report

Gardnerville

- · Gardnerville brochure
- Main Street Gardnerville folder package.





IN-MARKET INTERVIEWS

Most-Mentioned Assets:

Primary Assets

- Genoa oldest settlement, Genoa Bar
- Devine Nine
- Soaring
- Open Space differentiates from Tahoe
- Fishing on Lake Topaz
- Proximity to Lake Tahoe

Secondary Assets

- Casinos
- Basque heritage, food
- Walley's Hot Springs
- Events
- · Natural beauty, views
- Douglas County Fairgrounds
- Trails current and proposed
- Outdoor recreation especially cycling
- Seasons
- Antiques
- Tahoe Ridge Winery
- Downtown Minden
- Growth of Carson Valley Inn good promotion partner, signature property
- Western outpost history (early settlements, ranching heritage, Pony Express), museums
- Gateway/hub location for Northern NV and Tahoe
- Relaxed atmosphere, unpretentious (Compared to Tahoe).

Most-Mentioned Challenges:

- Lake Tahoe but can get daytrippers from there
- Unwalkable corridor 395
- Outdoor recreation that there is, isn't well organized or promoted
- Assets are scattered throughout region
- Topaz Lake is completely disconnected
- Genoa is only ready-to-market tourism experience
- Infighting/political discord between communities
- Ranching importance is waning "can't hang your hat on it"
- General lack of awareness
- Perception as being backwoods and/or poor (compared to Tahoe)
- How to differentiate from other small western towns
- · Lacking enough activities for extended stays, lacking restaurants
- Lack an event venue like a theater.







Most-Mentioned Opportunities:

- Main Street Gardnerville
- Make downtowns more pedestrian-friendly.
 More ped-friendly areas in general.
- Events Cowboy Poetry seen as having a lot of potential. Other towns could develop signature events
- Small groups market golf, reunions, weddings
- · Outdoor recreation on multi-use trails
- Better interpretation of area history in attractions/assets
- "Develop a signature attraction and a 4-5 star property"
- Connecting the communities more especially Topaz Lake area
- Currently not much interaction with the rivers opportunity in the future
- Marketing in general.





STAKEHOLDER VISION SURVEY

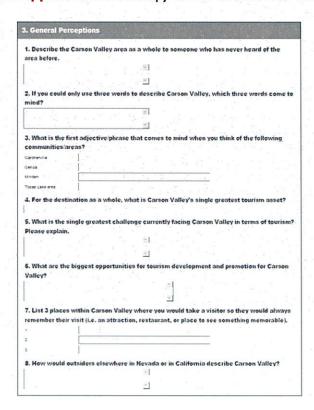
Purpose

Part of the Understanding stage includes collecting stakeholder perceptions of Carson Valley. What do stakeholders like and dislike about their community? How would they make it better? What kind of things do they associate with Carson Valley? After all, no one knows your city better than those that form its backbone.

Methodology & Results

To understand stakeholder perceptions, a Vision Survey was emailed to key stakeholders in the region, identified by the brand drivers. All questions were open-ended, allowing for a qualitative measure of stakeholder perceptions. Many of the questions in the survey focused on Carson Valley's direct strengths, weaknesses, opportunities and threats. Other questions focused on brand perception, allowing the respondent to translate the intangible elements of a brand into a tangible noun.

65 stakeholders responded to the survey. The answers most reflective of all stakeholders are shown below. Please see Appendix A for a copy of the Stakeholder Vision Survey.



Carson Valley Vision Survey

DESCRIBE CARSON VALLEY:

Describe the Carson Valley area as a whole to someone who has never heard of the area before.

- Beautiful
 - o "A beautiful valley with snow peaked mountains that flow into a agriculturally diverse area that is rich in history and a gateway to the great outdoors..."
- Outdoorsy
 - "A friendly and historic community with dramatic scenery and almost overwhelming opportunities for outdoor recreation."
- Near Lake Tahoe
 - o "An off the beaten path destination with Lake Tahoe in the backyard offering diversity in people, places to visit and things to do."
- Good people.

If you could only use three words to describe Carson Valley, which three words come to mind?

- Beautiful
- Outdoors
- Historic.

List three places within Carson Valley where you would take a visitor so they would always remember their visit.

- Genoa (overwhelming answer) / Genoa Bar
- Basque Restaurant
- Lake Tahoe.

How would outsiders elsewhere in Nevada or California describe Carson Valley?

- Beautiful
- Don't know/nothing there
 - "They don't know anything about it or it is difficult to get to."
- Small.

If you could change the name of the area currently known as Carson Valley to best communicate its offerings, what would you name it? Why?

- "The first thing that came to mind is Emerald City because the valley is a green jewel.
 Others are Big Blue Sky, Heaven, Hometown, River Runs Through It."
- "Carson River Vallev."
- "Mountain View. But, I've heard that's actually been tried before."
- "Sierra Foothills perhaps."
- "The Valley."
- "East Tahoe Basin."
- "Carson City has no draw. The word Carson is unfortunately in it and is associated.
 Douglas County may be a better brand, and if Minden, Genoa, and Gardnerville would all get along we could brand the macro area rather than the micro.

In your opinion, what is the most interesting and/or compelling story in Carson Valley's history?

- Early/first settlers
- Genoa
- Snowshoe Thompson.

What is the greatest hidden tourism gem or most under-appreciated/unrecognized trait, characteristic, or resource in Carson Valley?

- Trails
- Genoa
- Camping/wild lands.
- Dangberg Ranch.

You have been instructed to take ONE picture of something within Carson Valley that best represents the area as a whole. What would you take the picture of and why?

- lob's Peak...
 - o "is beautiful and you can see if from the whole valley."
 - o "Represents the beauty, and the adventures that could be taken in the area."
 - o "is the landmark."
 - o "with a snow capped sunset. It is simply breathtaking"
 - o "allows you to instantly identify the valley."

CARSON VALLEY COMMUNITIES:

What is the first adjective that comes to mind when you think of the following communities/areas?

Gardnerville: small, basque, home Minden: quaint, downtown, historic

Topaz Lake area: recreation, fishing, lake Genoa: historic, quaint, stick to themselves.

COMPETITOR COMMUNITIES:

What is the first adjective that comes to mind when you think of the following communities/areas?

Carson City: capital, historic, unattractive

South Shore - Tahoe: beautiful, casinos/gambling, lake

Reno: bigger city, casinos/gambling, entertainment Gold Country California: historic, wine, pretty Central Valley California: farming, hot, wine.

In your opinion, what other areas/communities compete with Carson Valley for visitors?

- Lake Tahoe
- Reno
- Virginia City
- Fallon

- Sierra Foothills
- Bay area
- Nevada City
- · Grass Valley.

What is different or advantageous about Carson Valley's outdoor recreation offerings in the context of its competition (Lake Tahoe, Reno/Sparks, etc.)?

- Less crowded
 - o "Less traffic, easier winter driving (most of the time), less congestion, cleaner views, more remote."
- Location in Nevada
- · Hiking trails.

DIFFERENTIATING CARSON VALLEY:

What makes Carson Valley distinctively different from the above communities and areas?

- "Beauty and close to all near by communities. We could be a gate-way to all."
- "Central location close enough to visit but away from the crowds"
- "It is naturally beautiful, largely unspoiled by 'commercialism,' and has access to most of the competing communities."
- "More home town, less commercial, more 'real' including the people."
- "More historic, ranching, and cultural heritage such as the Basque."
- "We have charm and there are less people here, for better or worse. Reno and South Lake feel more congested. Gold Country is similar too, but way more spread out. The Central Valley is not a destination for anyone."

ASSETS AND CHALLENGES:

For the destination as a whole, what is Carson Valley's single greatest tourism asset?

- Outdoors
- Beauty
- History
- Lake Tahoe.

What is the single greatest challenge currently facing Carson Valley in terms of tourism? Please explain.

- Marketing/advertising
 - "Getting the word out that there is "something for everybody" hiking, bicycling, fishing, museums, history, gambling, restaurants, shopping... and getting them to think of the CV as a 'destination' not just passing through."
- A signature attraction
- Communities working together.

OPPORTUNITIES:

What are the biggest opportunities for tourism development and promotion for Carson Valley?

- Educating people about the area
- Outdoor recreation
 - "Outdoor activities, Minden airport fly ins and soaring, expand RV and camping facilities, access and convenience to Lake Tahoe."
- History.
 - o "We have a lot of history, need to capitalize on that more and not just in Genoa."
 - o "Our ranching heritage is a big opportunity. There could be a lot more done with our ranching and agricultural roots. That makes us stand out from Tahoe, too."

ATTRACTING VISITORS:

Describe the different types of visitors who come to Carson Valley.

- Outdoorsy
- Passing through to other destinations
- Golfers
- Retirees.

What types of visitors should Carson Valley be targeting?

- Outdoorsy
- Younger generations
- · Older generations.
 - o "I would love to see a bit of a younger age demographic, but I don't think that will happen. So I would stick to the almost retired visitor."

If you could add one thing to Carson Valley to grow tourism development, what would you add?

- Event Venue
 - o "An events center that could handle a few thousand indoors or out."
 - o "A center to house the visual and performing arts.
- Emphasize History.
 - o "A significant western-themed historic feeling attraction of some sort."
 - "An old west heritage experience/attraction. Wagon rides, river float, trails, campfire performances."

OTHER PERCEPTIONS:

What role should Carson Valley's ranching and agricultural heritage play in terms of a tourism identity?

- "A large part you should never lose sight of your history and what got this valley to the point it
 is at today. Agriculture should always be part of its sustained future."
- "Critically important, it a major component of the rural character and charm when you come
 here you want to relax on the front porch of a ranch house or sit in front of an old barn and
 watch the world go by. You are supposed to be more relaxed and comfortable."
- "This is an important component in differentiating the Carson Valley from competing destinations."

- "It should be noted, but they're not going to draw tourists directly. Events and activities planned around that yes."
- "It's important to be preserved, but it can not open wallets and help with income.
 Driving through our county and seeing cows does nothing as the land somewhere else. We don't need to abolish that, there's just no angle to sell that or make it sexylinviting."

How important is Carson Valley's proximity to Lake Tahoe for its tourism identity currently? What role should that proximity have?

- "Everything. We are a watershed for them and need to proudly tie on to that in any and all ways possible. Tahoe's Backyard, Tahoe's playground, The Tahoe Starting Point, Bargain Tahoe."
- "We don't leverage it enough. We can offer a Tahoe trip without crowded roads, high prices, and crowds."
- "Critically important. We are Tahoe's backyard where as Reno is Tahoe's front yard (more traffic, more busy)."
- "I think most people describe Carson Valley as 'being near Lake Tahoe.' So that proximity has
 played an important role in our tourism identity. The challenge is to determine if the goal of
 our tourism identity is to get people to spend the majority of their visit in the Carson Valley or if
 we are content on being the bedroom and hub for excursions beyond the Carson Valley."

Does the destination's name, "Carson Valley," have a well-know, positive tourism reputation?

- Yes, because...
 - o "Encompasses our whole area."
 - "Many people have discovered Carson Valley in the last 25 years and have spoken positively about our area throughout the west."
 - "This incorporates a large area comprised of smaller communities. And it is a valley..."
 - "What better describes our dramatic mountains?"
- No, because...
 - o "Sounds like we are part of Carson City."
 - o "It is a group of small towns. Does not always feel cohesive"
 - o "Not well known enough. Almost a secret."
 - "It has not found its true identity yet."

Note: Both answers received the exact same number of responses.

CREATIVE PROJECTION QUESTIONS FOR CARSON VALLEY:

If Carson Valley were a famous person, who would it be? Why?

- John Wayne
 - o "Diversity in character and old west charm."
 - o "Tough, rugged, kind, country & classy."
- Kit Carson
 - o "The pioneer of the valley."
- Norman Rockwell.
 - o "Our small town atmosphere reminds people of their past and days gone by."
 - o "That folksy attitude."







If you were to depict Carson Valley as a person, what would this person be like?

The following response is representative of the responses received.

"This person would be in his or her mid-40s because that reflects a connection with the past and the future. He or she would be married and have children because family life is important here. This person works in or owns a small business and participates voluntarily in the arts because he/she believes in a well-rounded lifestyle. He/she dresses casually, even when attending more formal events since this area still has the "feel" of the old West. The person is easy-going, but has strong traditional beliefs. This person, like most Americans, is concerned about providing for his/her family, especially in the current economy. This person has two automobiles, at least one is an SUV because of the rugged terrain and the unpredictable weather. Neither vehicle is new."

OVERNIGHT VISITOR ORIGIN STUDY

Purpose

An Overnight Visitor Origin Study was conducted to understand the markets from which Carson Valley's overnight visitors originate.

Methodology & Results

We collected over 47,000 overnight visitation records from the Carson Valley Inn and the Holiday Inn Express and Suites. A random sample of 5,000 records was selected. Each record was geocoded (assigned) to a Core Based Statistical Area (CBSA) – the geographic area used to define advertised markets. The following information should be considered when selecting markets for brand communications. Additional variables like cost of advertising and distance from Carson Valley should also be taken into account.

The complete set of results and associated reports for the Overnight Visitor Origin Study can be found on the Final BrandPrint CD.

Please see Appendix B for a larger version of the origin map and a Customer Geographic Summary, detailing the top 20 states, zip codes, counties and CBSAs for inquiries.

TOP FIVE OVERNIGHT VISITOR STATES OF ORIGIN:

The largest majority of inquirers originated from California.

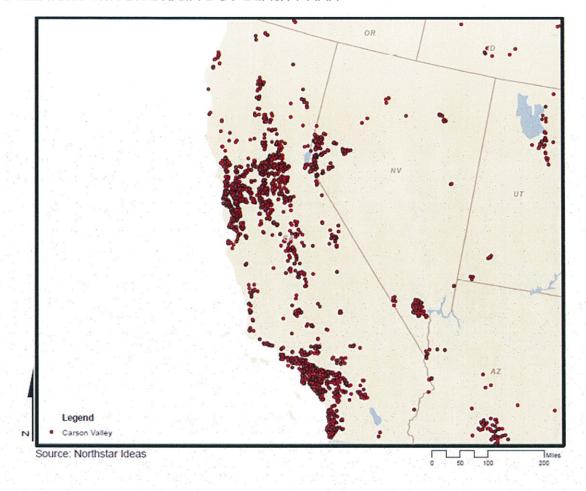
1.	California	62.7%
2.	Nevada	12.5%
3.	Washington	3.0%
4.	Oregon	2.9%
5.	Arizona	2.1%

TOP 10 OVERNIGHT VISITOR CBSAs OF ORIGIN:

The highest ranking CBSA of origin is San Francisco-Oakland-Fremont, CA.

1.	San Francisco-Oakland-Fremont, CA	9.9%
2.	Sacramento-Arden-Arcade-Roseville, CA	9.1%
3.	Los Angeles-Long Beach-Santa Ana, CA	8.0%
4.	Reno-Sparks, NV	4.5%
5.	San Jose-Sunnyvale-Santa Carla, CA	4.0%
6.	Riverside-San Bernardino, CA	3.9%
7.	Stockton, CA	3.1%
8.	Gardnerville Ranchos, NV	2.7%
9.	Las Vegas-Paradise, NV	2.3%
10	. Modesto, CA	2.1%

OVERNIGHT VISITOR ORIGIN DOT-DENSITY MAP:



Gardnerville Town Board



AGENDA ACTION SHEET

1.	For Possible Action: Discussion on Planned Development Modification (PD) 09-
	001-1, for Sierra Nevada SW Enterprises, Ltd., requesting a modification to the
	Planned development boundary, incorporating areas of the approved 2011
	development plan, and a request to amend areas of the A-19 zoning to General
	Commercial, within the A-19 (Agriculture 19 acre minimum parcel size) and GC
	(General Commercial) zoning districts. The subject property is part of the
	Virginia Ranch Specific Plan and is located north of Charlotte Way and east of
	US Hwy 395 in the Minden-Gardnerville and East Valley Community Plans,
	APNs: 1220-10-501-006, 122010-110-007,1220-10-101-002,1220-03-000-039,
	1220-10-501-008 and 1220-10-510-009, with public comment prior to board
	action.

	(General Commercial) zoning districts. The subject property is part of the Virginia Ranch Specific Plan and is located north of Charlotte Way and east of US Hwy 395 in the Minden-Gardnerville and East Valley Community Plans, APNs: 1220-10-501-006, 122010-110-007,1220-10-101-002,1220-03-000-039, 1220-10-501-008 and 1220-10-510-009, with public comment prior to board action.
2.	Recommended Motion: Staff recommends to the Gardnerville Town Board to approve the modification to the planned development boundary (PD) 09-001-1, for Sierra Nevada SW Enterprises, based on the findings and conclusions in the staff report. Please mention any additional conditions identified during the discussion of the item. Funds Available: Yes
3.	Department: Administration
	Prepared by: Tom Dallaire
4.	Meeting Date: September 4, 2012 Time Requested: 20 minutes
5.	Agenda: □Consent □ Administrative
	Dockground Information Till 1997 1997 1997 1997
	Background Information: This application is before the Board this month as a formality. The existing planned development boundary does not match the proposed planned development map. The applicant will receive an additional 2.22 acres of commercial zoning, reducing the receiving area on the remaining parcel. The PD Boundary will now match the approved tentative map approved by this Board at the June, 2012 meeting. This area also will include portions of the Jewel Commercial Park Phase II, adjacent to Highway 395 and Charlotte Way. See the attached staff report for more information.
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Approved with Modifications
□ Continued



Paul Lindsay, Chairman Ken Miller, Vice Chairman Mike Philips, Board Member Linda Slater, Board Member Lloyd Higuera, Board Member

MEMORANDUM

Date:

August 27, 2012

To:

Gardnerville Town Board

From:

Tom Dallaire, P.E., Town of Gardnerville

Subject:

PD 09-001-1 (Planned Development modification); for Sierra Nevada SW Enterprises, Located in the Town of Gardnerville, north of Charlotte Way and east of US Hwy 395; APNs: 1220-10-110-007, 1220-10-101-002, 1220-03-000-039,

1220-10-501-007 and 1220-10-510-007

I. TITLE:

For Possible Action. Discussion on Planned Development Modification (PD) 09-001-1, for Sierra Nevada SW Enterprises, Ltd., requesting to modify the approved planned development boundary, incorporating the areas as shown on the 2011 development plan and request to amend areas of the A-19 zoning to General Commercial (GC) zoning districts. The subject property is a part of the Virginia Ranch Planned Development and Specific Plan. It is located north of Charlotte Way and east of US Hwy 395 in the Minden-Gardnerville and East Valley Community Plans (APNs: 1220-10-110-007, 1220-10-101-002, 1220-03-000-039, 1220-10-501-007 and 1220-10-510-007).

II. RECOMMENDATION

Recommend to the Gardnerville Town Board a conditional approval of the planned development overlay (PD) 09-001-1, for Sierra Nevada SW Enterprises, based on the findings and conclusions in the staff report and subject to the following recommended conditions:

The following is Staff's recommended approval with the following conditions, prior to the Final Map Submittal of the Land Division Application:

- 1. The applicant shall continue to resolve the Grant Ave. entrance issue at Barry Jones property prior to approval of the Phase 1 Final Map for this development.
- 2. The previous comments and conditions from the Town of Gardnerville regarding LDA 12-004 Virginia Ranch Commercial Subdivision Map are applicable to this Planned Development Modification.

If you have any questions or comments or require additional information, please do not hesitate to contact me at (775) 782-7134.

Notes:

- Wal-Mart is waiting on a resolution of the private drive to Barry's property in order to proceed with the offsite improvements. This is holding up the construction now as the contractor was told not to touch anything adjacent to the Jones's property. The pond design is extremely conservative and pond is technically much larger than what is required due to the 5 Minute time of Concentration and 100 year pond volume that was used.
- Discuss adjacent property and conversations with Mr. George Keele who represents the adjacent property owner, Barry Jones.
- NOTE's from Board Meeting:

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IV. DISCUSSION AND EVALUATION

<u>Master Plan and Zoning Consistency</u>: The majority of the project site is designated in the Master Plan as Receiving Area and a portion of the site is Commercial use. The remainder of the 167.77 acre parcel is designated as Receiving Area. The remainder portion is part of the Virginia Ranch Specific Plan and is primarily planned for residential uses.

The majority of the zoning is GC (General Commercial), with a portion of the proposed lot 1 being A-19 Agricultural. The applicant is requesting to change this zoning designation within the Phase 2 prior to the Final Map recording, as required in the staff report for the LDA 12-004. The Original planned development only included 22.84 acres of A-19 zoned property within the master planned receiving area. The proposal now is to include all the property associated with the commercial area as proposed and approved by the town board at the April 2009 meeting: Existing Commercial zoned and master planned property for the proposed and approved project consisted of 24.84 acres. The proposed overlay district now contains 40.15 acres, producing 15.31 acre increase over the previously approved overlay district.

The 15.31 acres includes;

- 2.22 acres of new A-19 zoned property to be re zoned to commercial.
- An area for the Muller Parkway right of way dedication (also currently A-19 zone) An area was not determined or provided in the provided paperwork.
- The remaining of the PD boundary will encompass the existing commercial areas and Grant Avenue which includes the remaining portions of the previously zoned commercial property of APN: 1220-10-510-002, and 1220-10-11-007 and 1220-10-501-006. These three properties are not part of the specific

Area 1 & 2 of the attached plan, not including the right of way of the future Muller Parkway is 2.22 acres, including the small sliver of the Wal-Mart parcel. The remaining of the side, beside the area for the road dedication is already within the existing commercial zone.

2004 Specific Plan: The specific plan, dated September 14, 2004, page I-1 indicates a commercial area as planning area or Phase 6 to include approximately 22 acres within the specific plan. This plan does not include the portions of Jewel commercial park Phase II as indicated on the attached plan, highlighted in green. The area, I assume, does not include the right-of-way for Grant Drive or Muller Parkway. Muller Parkway was the cutoff line for the commercial area and is proposed that way on the plan. The plan also does not include the parcels that were already zoned commercial property. This will tie all the commercial development in this plan together, creating unity in the construction and architecture used and will be based off the current Gardnerville structures architectural elements. Per the settlement agreement up to 100 acres of commercial can be zoned commercial when this project is completed.

Summary of 2009 Virginia Ranch Specific plan Settlement Agreement (Case 06-CV-0149):

- 1. Allowed Curb Gutter and Sidewalk on Virginia ranch road foe the future RV park site (Located across from Gardnerville Water Company Property)
- 2. 2 years from the agreement to record a Tentative Map for phase 1.
- 3. Waving the Code section 20.676.100 (a) (2) 30% of the commercial site shall be open space.
- 4. The ordinances, resolutions or regulations applicable to the Virginia ranch specific plan land shall be those in effect at the time the Board of County Commissioners approved the plan.
- 5. Not pertinent to the Virginia Ranch Specific Plan
- 6. Not pertinent to the Virginia Ranch Specific Plan
- 7. Douglas County shall allow Muller Parkway to be constructed as needed in phases with development contemplated by the Virginia Ranch Specific Plan and based on traffic analysis consistent with section 2.14 at the time of the specific plan was approved and applying AASHTO standards that are in effect at the time the plan was approved. Each section of Muller Parkway shall be constructed in accordance with the design criteria and improvement standards adopted and in effect at the time the Plan was approved.
- 8. The Virginia ranch specific plan may include up to 100 acres of commercially zoned property, in any combination of general commercial, office commercial, neighborhood commercial, mixed use commercial or tourist commercial as set forth in the DC Code section 20.650.010 (C) (2-6). 1,020 dwelling units (including additional multi-family units as needed) shall be permitted on land Subject to the Virginia Ranch specific plan.
- 9. Added 10 years to allow the SNSW fulfill its obligations.
- 10. Ord 2009-1279 was created to allow large assisted living facilities.
- 11. The Virginia Ranch specific plan is valid for thirty (30) years approval of the plan.
- 12. Stock pile material on Virgina Ranch is permitted to remain in place 5 yrs from approval and an additional 5 years if construction begins on the portion of Muller parkway obligated by SNSW.

V. PLANNED DEVELOPEMNT FINDINGS

Pursuant to County Code, Section 20.708.030, the following findings must be made for approval of a Tentative Subdivision Map 20.676.040:

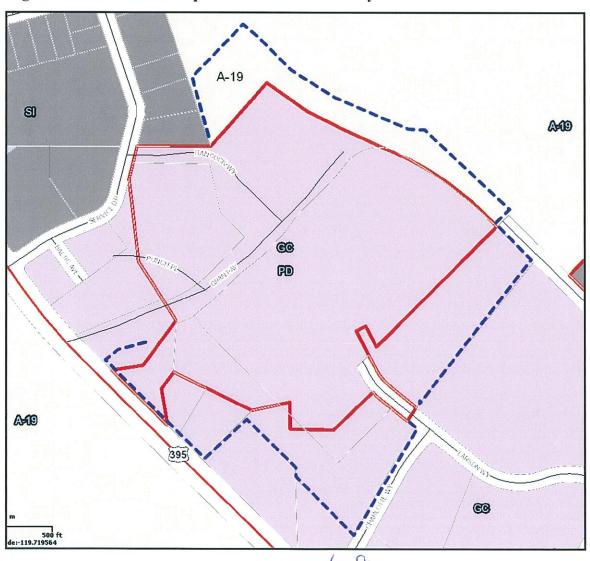
- 1. The plan is consistent with the statement of objectives of a planned development contained in the master plan and in this chapter
- 2. The extent that the plan departs from zoning and subdivision regulations otherwise applicable to the property, including but not limited to density, bulk and use, are deemed to be in the public interest.
- 3. The ratio of residential to non-residential use in the planned development is consistent with the master plan.
- 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.
- 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.
- 6. The proposed development is compatible with and preserves the character and integrity of adjacent development and neighborhoods.
- 7. Any development-related adverse impacts, such as traffic, noise, odors, visual nuisances, or other similar adverse effects to adjacent development and neighborhoods, are mitigated by improvements or modifications either on-site or within the public right-of-way.
- 8. 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.
- 9. 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.
- 10. 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.
- 11. 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.
- 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.
- 13. The subdivision of land proposed in the planned development meets the requirements of the Nevada Revised Statutes and this code.
- 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.
- 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.
- 16. Where applicable, adequate transfer development rights have been established consistent with the number of proposed units within the planned development.
- 17. The planned development has a beneficial relationship to the neighborhood in which it is proposed to be established.

Conclusion:

The proposed only changes the overlay district on a project previously approved by the town board in 2009 with the Wal-Mart design review and again with the market place at Virginia Ranch. This is before you to review because of the overlay district does not match the proposed and approved Commercial Subdivision plan. The right of way areas are included in this proposal and should be deducted as they do not require transfer development rights to be developed, additionally the existing commercial zoned property that is now being included in this Planned Development Overlay should not be included in the Virginia Ranch Specific Plan area calculations. I have discussed this with Douglas County Staff and they concur. This Application does clean up a tracking mess for the future.

Based on the findings and conclusions in this staff report, staff recommends to the Gardnerville Town Board to approve the modification to the planned development overlay that now outlines the proposed Tentative Commercial Subdivision Map. Any further conditions discussed during the item at the Town Board meeting will be added to the letter to county staff after the meeting. These conditions will be shared with County staff for the Planning Commission and Board of County Commissioners consideration.

Figure 2.0 Area to be Incorporated into PD Boundary



VI. ALTERNATIVES/OPTIONS

The Gardnerville Town Board options for reviewing this Tentative Commercial Subdivision Map are as follows:

1. Recommend approval of the project to Douglas County Staff, subject to the conditions found within the staff report:

Advantages: Staff believes the approval of this modification cleans up a large zoning mess created by the specific plan and an overlay district. The plan has been approved and the boundary needs to match the approved plan. This was required by county staff to correct the overlay district.

Disadvantages: None identified at this time.

2. Recommend denial of the proposed project to Douglas County:

Advantages: None identified at this time.

Disadvantages: Staff believes that a recommendation for a denial would not be consistent with current codes and policies.

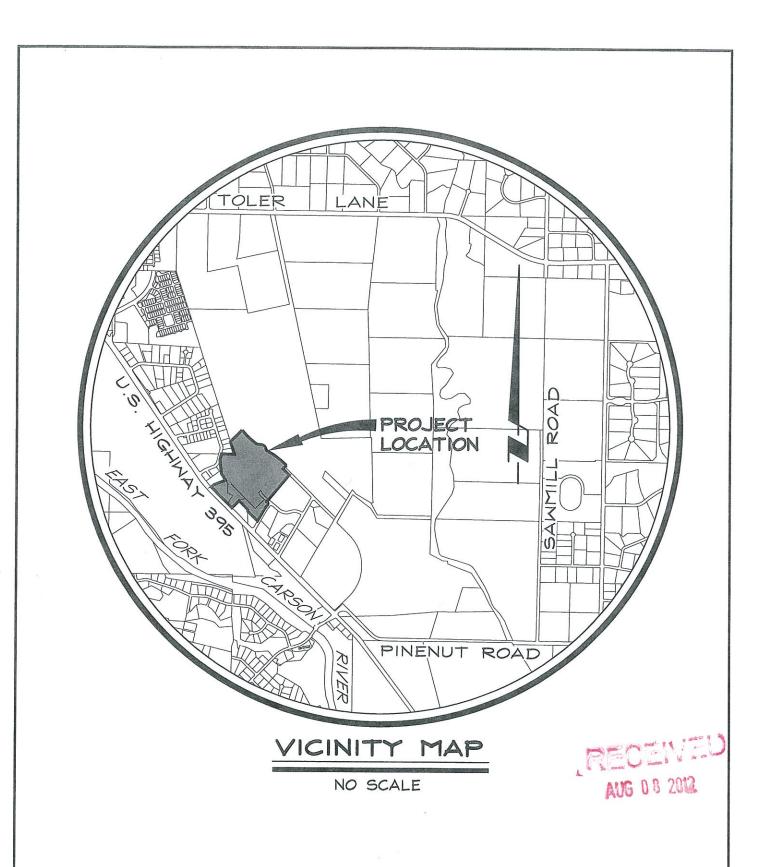
3. Continue this request with the applicant's consent to address other items that may arise as a result of the public hearing that need to be addressed prior to granting approval or denial:

Advantages: If other issues are brought up at the meeting that were not addressed by staff or the applicant and the Town Board Members would like further review of the project, with the concurrence of the applicant, the Town Board should continue the item to a time certain in order for the issue to be explored and possibly resolved. This will result in a more informed decision.

Disadvantages: The final action by the Board on this project would be delayed.

Attachments:

- 1) Applicant's Statement of Justification
- 2) Proposed PD Boundary with highlights by staff
- 3) Previous Zoning map from County staff at BOCC meeting
- 4) Previous PD Boundary



R O Anderson

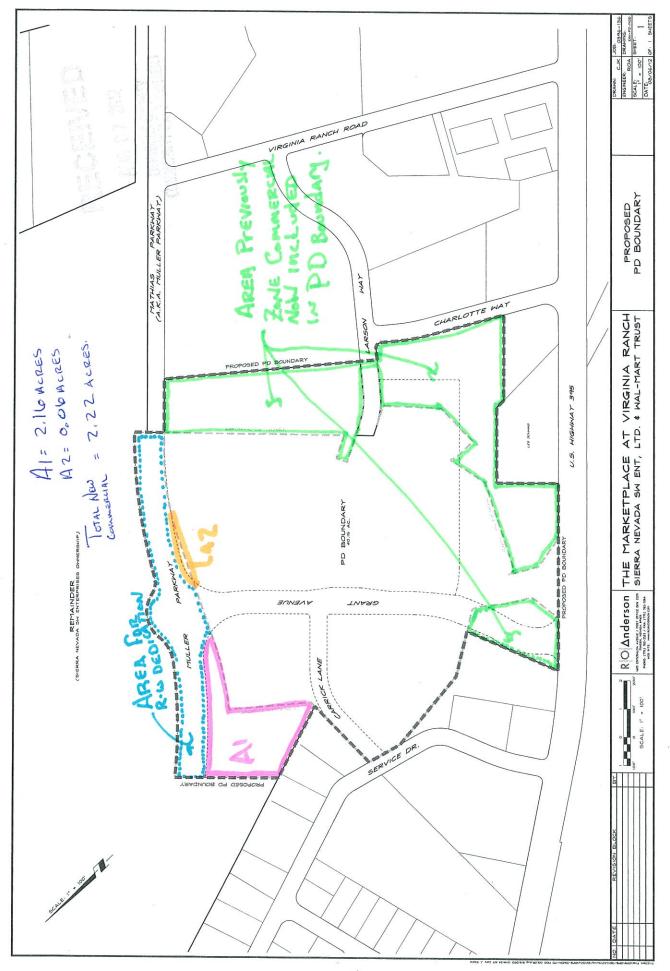
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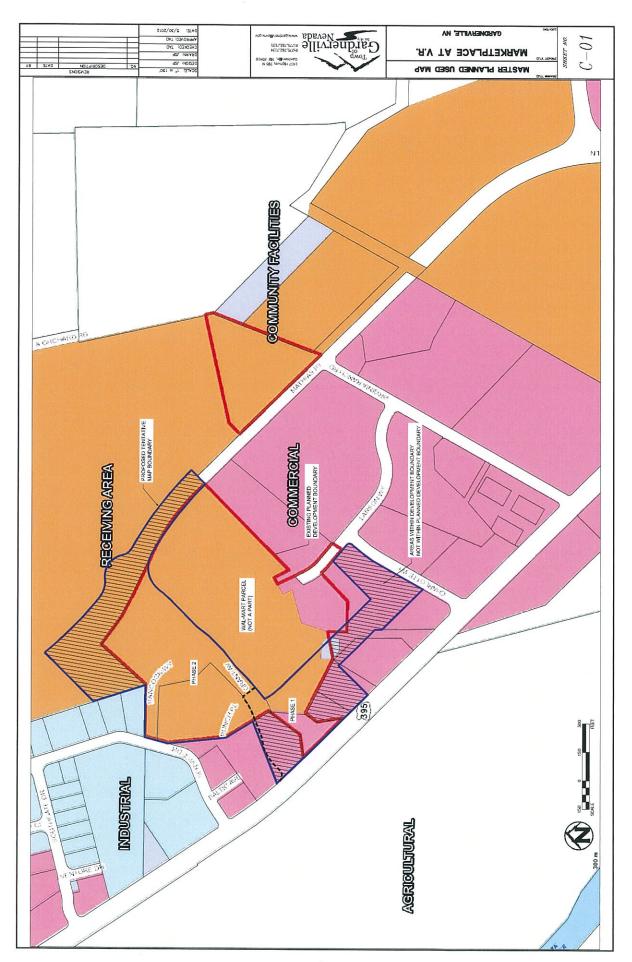
PHONE: (775) 782-2322 / FAX: (775) 782-7084 WEB SITE: WWW.ROANDERSON.COM

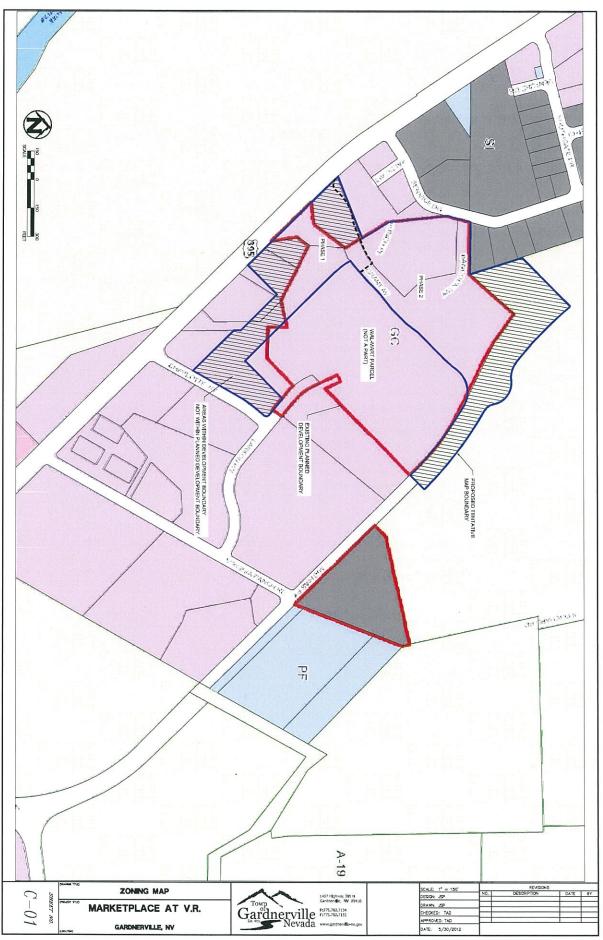
VIRGINIA RANCH COMMERCIAL PLANNED DEVELOPMENT BOUNDARY AMENDMENT SIERRA NEVADA SE ENT, LTD. \$ WAL-MART TRUST VICINITY MAP

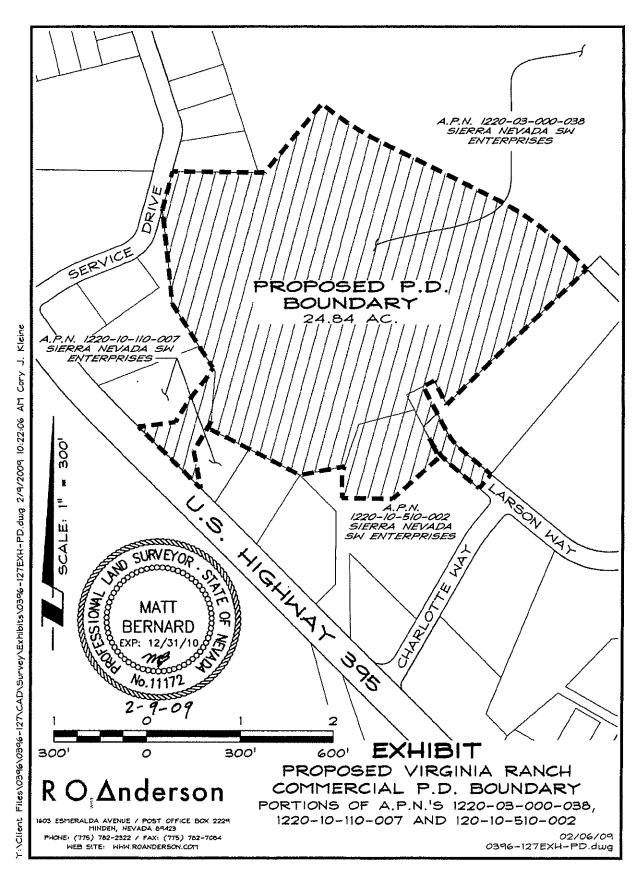
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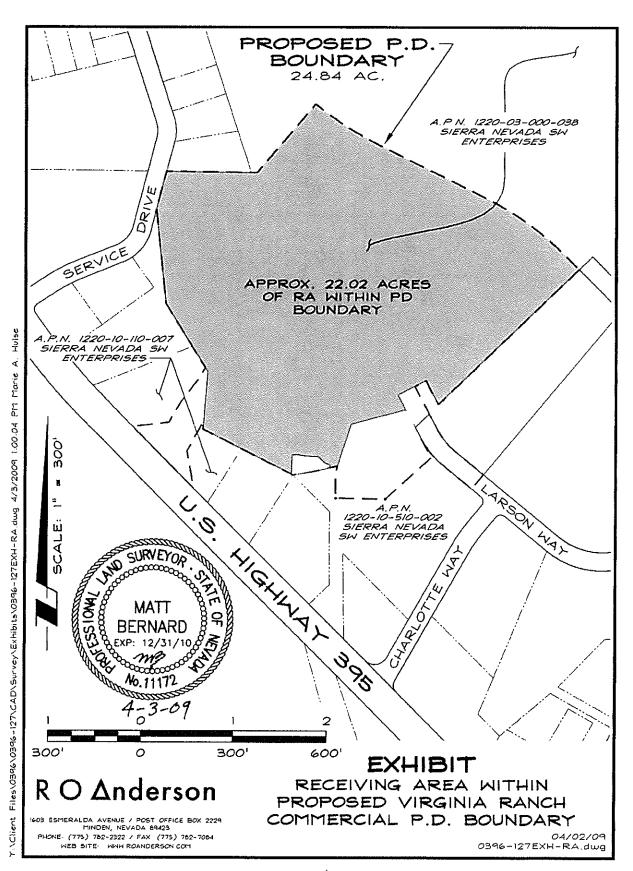


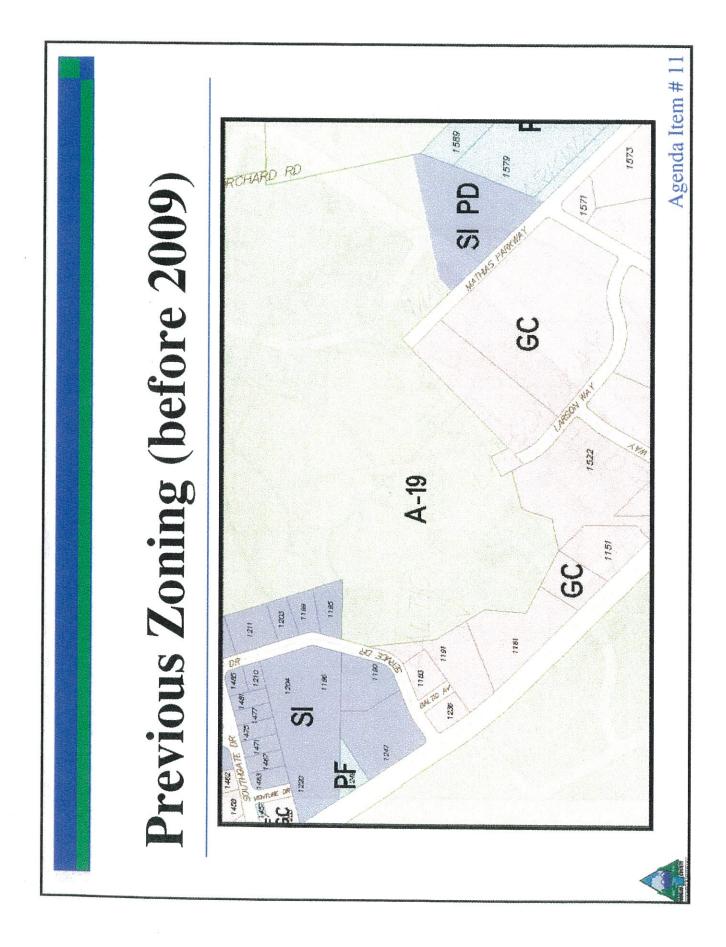




6-14

OLD 2009





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



PROJECT REVIEW APPLICATION

Location	
Street Address: U.S. Highway 395/Charlotte Way	-
Assessor's Parcel Number: 1220-10-110-007, 1220-10-101-002, 1220	<u>0</u> -03-000-039, 1220-10-501-008, 1220-10-510-009, 1220-10-501-006
Current Zoning Designation: GC-PD, GC, A-19	2
Project Description	
The project is amend the Virginia Ranch Planned Development	ment boundary to be coterminus with the recorded
final development plan boundary, provide appropriate zoni	
consistent with the approved commercial tentative subdivision management	ар.
A 1'	
Applicant: Name: Sierra Nevada SW Enterprises, Ltd.	
Address: Post Office Box 1700, Dayton Nevada 89403	
Telephone Number: (77\$ 246,0121	Fax Number: (775) 246.0471
Telephone Number: (779 <u>246.0121</u>	1 ax 1 tamber: (110) 2 to . 0 t 1
Owner: Same as above, and	
Name: Walmart Real Estate Bus Trust - Ref Store #5864-00	
Address: PO Box 8050, Bentonville, AR 72712	
Telephone Number: ()	Fax Number: ()
Engineer:	v.
Name: R.O. Anderson Engineering, Inc.	
Address: 1603 Esmeralda Avenue, Minden Nevada 89423	
Telephone Number: (775/782.2322	Fax Number: (775) 782.7084
By signing this application, the applicant agrees t	o reimburse the Town of Gardnerville for all expenses
reasonably incurred by the town in the process of rev	iewing the application, including, but not limited to,
engineering and legal expenses. A \$75 deposit is included	with this application.
Applicant or Applicant's Representative:	7//
	oh-liv
Keith Ruben, AICP	80010
Printed Name Signature	Date

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

Douglas County Community Development Department 1594 Esmeralda Avenue Post Office Box 218 Minden, Nevada 89423 (775) 782-6217

FOR STA	FF USE ONLY
File Number	Receipt Number
Received By	Date

MIXED USE COMMERCIAL DEVELOPMENT/ PLANNED DEVELOPMENT APPLICATION

INSTRUCTIONS TO APPLICANT

The following application form is provided for persons who propose to submit for a **Mixed Use Commercial Development** or a **Planned Development**. The submittal must be in conformance with Douglas County Code, Chapter 20.676. For applicants proposing a MUC project, the submittal must also be in conformance with Code Section 20.664.125 (MUC Specific Standards), and where there is a conflict between the provisions of 20.676 and 20.664.125, the provisions of 20.664.125 govern.

As an applicant, you must complete this form and incorporate all requested information, as prescribed by the application submittal requirements and Douglas County Code, before the application is accepted for processing by the Community Development Department.

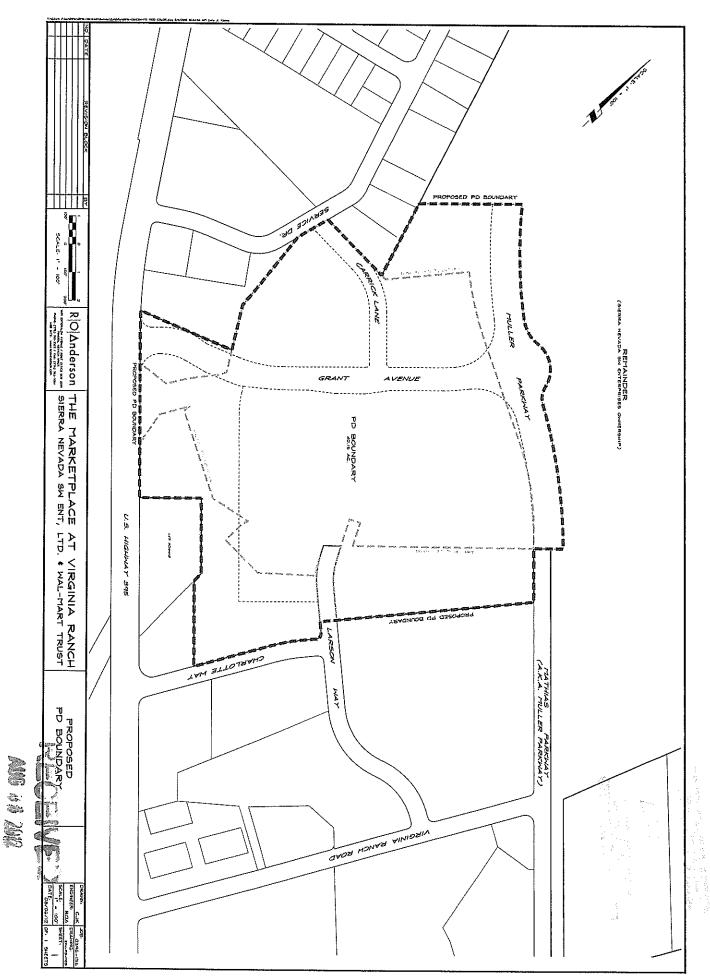
A. Project Location
Street Address (if available): U.S. Highway 395/Charlotte Way Community: Gardnerville
Assessor's Parcel Number(s): 1220-10-501-006
Approximately 0 -Feet North or South of Charlotte Way
Approximately 0 -Feet East or West of U.S. Highway 395 (Circle one) (Street Name) (Circle one) (Street Name) (Circle one) (Street Name)
B. Project Description
Request to develop a total of 40.15 acres into n/a parcels and n/a total units. Types of proposed uses (please check all applicable):
Single-Family Residential xx Commercial (retail, office, medical, restaurant)
Multi-Family Residential Industrial (manufacturing, warehousing)
Current Zoning designation(s): GC-PD, A-19 Current Master Plan designation(s): C, RA & CF
Proposed Zoning designation(s): GC-PD Proposed Master Plan designation(s): not applicable
Floodplain designation(s) (from FIRM maps): A0-1, X FIRM #: 32005C0265G FIRM Date: 1/20/2010
List any previous applications which have been filed on this site: (PD 09-001) (DA 04-155) (DA 09-056) (LDA 12-004)



grita disensi di selesi di

APPLICANT:		
Contact Name: James S. Bradshaw	Company: Sierra Ne	vada SW Enterprises, Ltd.
Address: P.O. Box 1700	City/State/Zip:_ Dayton, Nevada 894	
	Fax No: (⁷⁷⁵	
E-mail:		/
OWNER:		
Contact Name: SAME AS ABOVE	Company:	
Address:	City/State/Zip:	
Telephone No: ()	Fax No: ()
E-mail:	2 3 3 3 3 3	,
ENGINEER/REPRESENTATIVE:		
Contact Name: Keith Ruben	Company: R.O. A	Anderson Engineering, Inc.
	City/State/Zip: Minden, Nevada 8	
	Fax No: (775	
E-mail: kruben@roanderson.com	ran r.o. (//o	
This letter shall serve to notify and verify application and do hereby authorize the above replaced I/we am/are the legal owner(s) of said property.	that I/we am/are the legal owner(s) of the propresentative to file and represent my/our interest in erty; have read the foregoing Letter of Authorizator perjury under the laws of the State of Nevada to sheets if necessary)	n this application.
James S. Britosha	To the state of th	81.1.
Printed Name	Signature	
I certify under penalty of perjury that I am t	he applicant and that the foregoing statements on	od opprygne contained Leville. Let
information herein submitted, are in all respects accordance with the Nevada Revised Statutes a 1"=20', 1"=50', 1"=100') or architectural scale identify all of the required information.	s true and correct. I also certify that all plans	and submittal requirements are in
APPLICANT/APPLICANT'S REPRES	SENTATIVE: 7	
Keith Ruben, AICP	EVA	9/7/17
Printed Name	Signature	Date

APPLICANT:		
Contact Name: James S. Bradshaw	Company: Sierra Nevada SW	'Enterprises, Ltd.
Address: P.O. Box 1700	City/State/Zip:_ Dayton, Nevada 89403	
	Fax No: (775) 246.0	471
E-mail:		
OWNER:		
	Wal-Mart Real Estate Company: Reference Store #58	Bus Trust 64-00
Address: PO BOX 8050	City/State/Zip: Bentonville, AR 72712	
Telephone No: ()	Fax No: ()	
E-mail:		
ENGINEER/REPRESENTATIVE:		
Contact Name: Keith Ruben	Company: R.O. Anderson	Engineering, Inc.
Address: 1603 Esmeralda Avenue	City/State/Zip: Minden, Nevada 89423	
Telephone No: (775) 782-2322	Fax No: (775)782	-7084
E-mail: kruben@roanderson.com		
I/we am/are the legal owner(s) of said propand so hereby certify (or declare) under penalty application is true and correct. OWNER(S) of RECORD: (Include extended to be application) Printed Name	Signature	plication.
I certify under penalty of perjury that I am t	the applicant and that the foregoing statements and approxi-	ove contained houses and dis-
accordance with the Nevada Revised Statutes a	s true and correct. I also certify that all plans and su and Douglas County Code, have been drawn to a stand (e.g., 1/4"=1", 1/8"=1") that is appropriate to the project	bmittal requirements are in
APPLICANT/APPLICANT'S REPRES	SENTATIVE:	
Keith Ruben, AICP		0/-/15
Printed Name	Signature	



6-21

RECEIVED

MAY 04 2011

DOUGLAS COUNTY COMMUNITY DEVELOPMENT

Assessor's Parcel Number(s): 1220-10-110-007,
1220-10-501-007, 1220-10-510-007, 1220-10-101-002,
1220-03-000-039, 1220-10-501-006
Date: MAY 4, 2011
When Recorded, Mail to:
Name: Douglas County Comm Development - Att: Dirk Goering
Address: PO Box 218
City/State/Zip_Minden, Nevada 89423
Real Property Transfer Tax: \$ N/A

Final Development Plan for Sierra Nevada SW Enterprises, LLC (Title of Document)

(#2011.090)





Final Development Plan for Sierra Nevada SW Enterprises, LLC Planned Development (PD) 09-001

Assessor Parcel Numbers (APN): 1220-10-110-007, 1220-10-501-007, 1220-10-101-002, 1220-10-501-006 and 1220-03-000-039

An Overall Development Plan, for Sierra Nevada SW Enterprises, LLC to accommodate future commercial development. The project site is located in the Town of Gardnerville, approximately 600 feet south of Service Drive, along U.S. Highway 395. The Planned Development is part of the Virginia Ranch Specific Plan.

As conditioned, the applicant has submitted a Development Plan in final form (See Exhibits A, B, C, D and E).

Exhibit A: Final Overall Development Plan

Exhibit B: Final Pergola Design Exhibit C: Conceptual Elevations Exhibit D: Legal Description

Exhibit E: Letter of Conditional Approval of PD 009-001 dated June 5, 2009

Per Douglas County Code 20.676.220 C., the Douglas County Community Development Director finds that certifies that this final plan is in substantial compliance with the PD 09-001 as tentatively approved:

Mirni Moss, AICP

Douglas County Community Development Director

As witnessed by their signature below, the Owner of the above-referenced properties acknowledges recording of the Final Development Plan of PD 09-001.

SIERRA NEVADA SW ENTERPRISES, LLC

By: Corporate Management Services, Inc., a Nevada corporation

Its: Manager

Ву:

James S. Bradshaw

President

STATE OF NEVADA

) ss.

)

COUNTY OF DOUGLAS)

WITNESS my hand and official seal.

(SIGNATURE OF NOTARY)

LINDA GILBERTSON
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 08-6390-3 AMENDED
MY APPT. EXPIRES APRIL 10, 2012

As witnessed by their signature below, the Owner of the above-referenced properties acknowledges recording of the Final Development Plan of PD 09-001.

WAL-MART REAL ESTATE BUSINESS TRUST, a Delaware statutory trust

(John E. Clarke

Vice President of Real Estate

STATE OF ARKANSAS

COUNTY OF BENTON

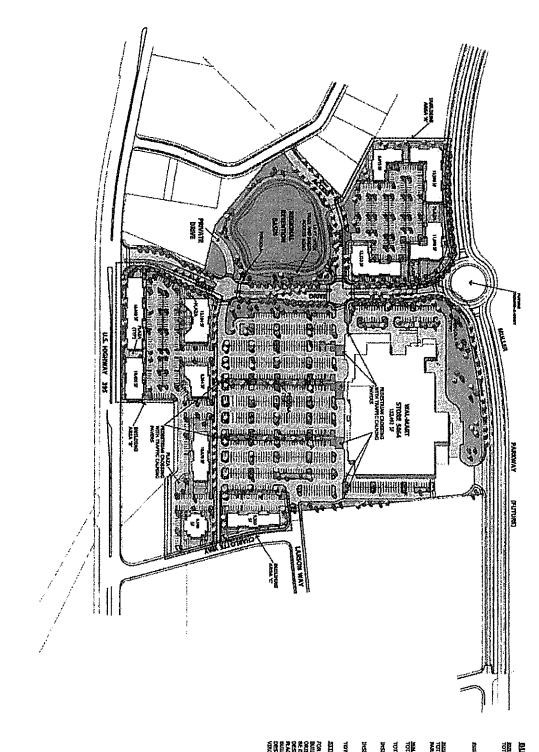
The foregoing instrument was arknowledged before me this 25th day of Real Estate of Wal-Mart Real Estate Business Trust, a Delaware statutory trust, on behalf of the trust.

Notary/Public

My commission expires: 3-(3-20(2-2))

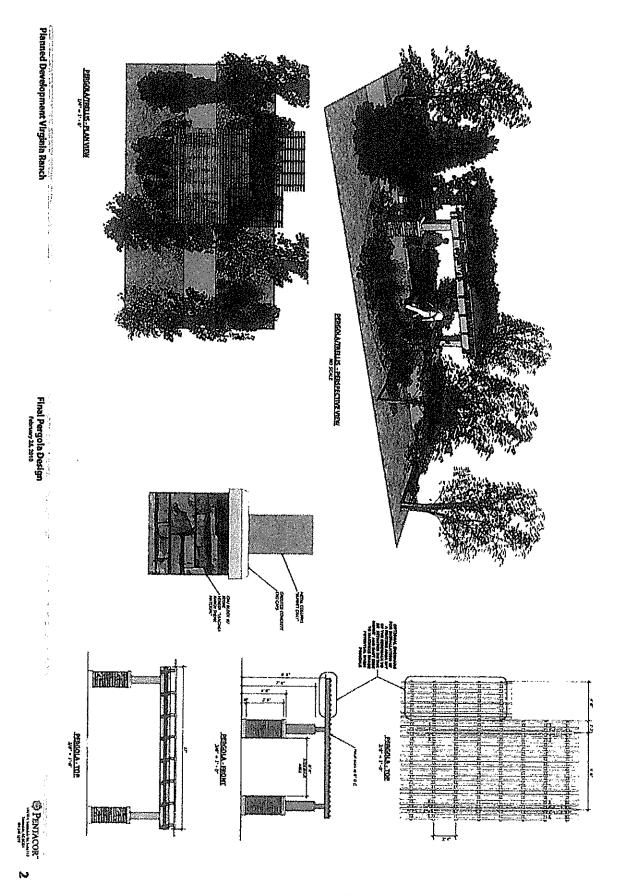
Jane Bennett County of Benton Notary Public - Arkansas My Commission Exp. 03/13/2012

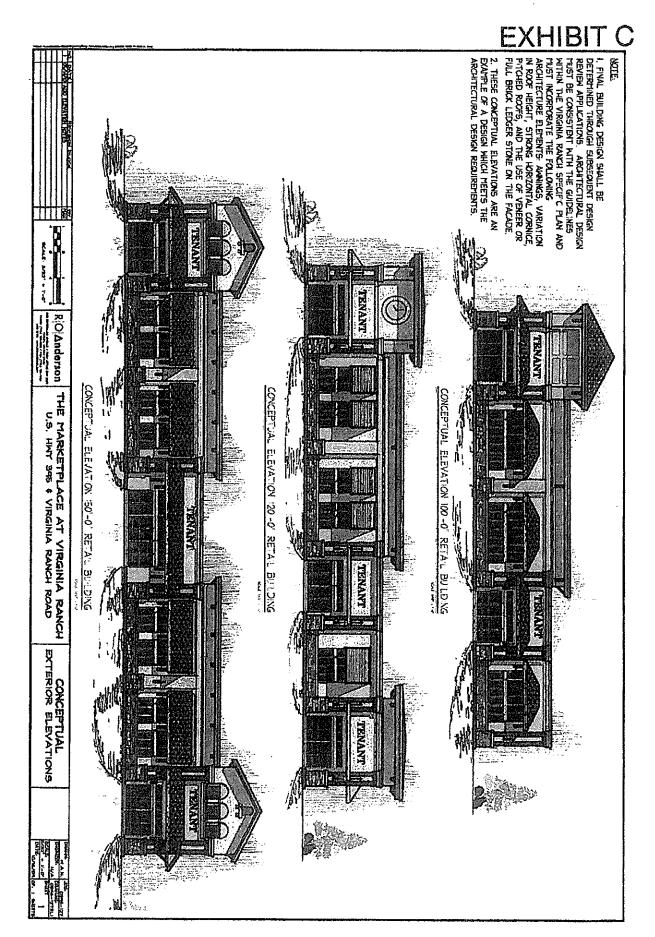
EXHIBIT A



Planned Developement Virginia Ranch

EXHIBIT B







COMMUNITY DEVELOPMENT

1594 Esmeralda Avenue, Minden, Nevada 89423

Mimi Moss
COMMUNITY DEVELOPMENT DIRECTOR

775-782-8201 FAX: 775-782-6297 website: www.douglascountyny.gov Planning Division
Engineering Division
Building Division
Regional Transportation
Water/Sewer Utility
Road Maintenance
Code Enforcement

2009 JUN -5

June 5, 2009

James Bradshaw Sierra Nevada SW Enterprises, LTD. P.O. Box 1700 Dayton, NV 89403

Subject:

PD 09-001 (Planned Development); for Sierra Nevada SW Enterprises,

Virginia Ranch Commercial Planned Development

Located in the Town of Gardnerville, approximately 600 feet south of Service Drive,

MAIL DELIVERED

along U.S. Highway 395 within the Virginia Ranch Specific Plan boundary

APNs: 1220-10-110-007, 1220-03-000-038, and 1220-10-510-002

Dear Mr. Bradshaw:

On May 7, 2009, the Douglas County Board of Commissioners <u>approved with conditions</u> a request for Sierra Nevada SW Enterprises, for a Zoning Map Amendment establishing a GC (General Commercial, 10,000-square foot minimum net parcel size) Planned Development (PD) Overlay zoning district over a 24.84-acre site, to accommodate a future commercial development, including the abandonment of a portion of Larson Way and a storm drainage easement. The project site is located in the Town of Gardnerville, approximately 600 feet south of Service Drive, along U.S. Highway 395, within the A-19 (Agriculture, 19-acre minimum net parcel size) and GC zoning districts. The Planned Development is part of the Virginia Ranch Specific Plan and is designated a Receiving Area (RA) in the Master Plan (APNs: 1220-10-110-007, 1220-03-000-038, and 1220-10-510-002).

In addition, on June 4, 2009, the Douglas County Board of Commissioners adopted Ordinance No. 2009-1285, an ordinance for Sierra Nevada SW Enterprises establishing a GC/PD-Overlay zoning district over a 24.84-acre site.

THE FOLLOWING SHALL BE COMPLETED WITH THE FINAL DEVELOPMENT PLAN:

 The applicant shall provide evidence that the TDRs have been certified to the satisfaction of Douglas County and that the TDRs are conveyed to the Planned Development.

- 2. The applicant must submit a final development plan and a Design Review application to the Community Development Director that meets the provisions of County Code and Douglas County Design Criteria and Improvement Standards within two years. The Design Review submittal must include, but is not limited to, a revised traffic report and a drainage report. Extensions of time may be granted in accordance with County Code, Section 20.676.020.
- 3. The applicant shall be required to meet all the requirements of the Virginia Ranch Specific Plan (DA 04-155) and other agency requirements prior to any development on the parcels.

THE FOLLOWING SHALL BE COMPLETED PRIOR TO REQUESTING AN ORDER OF ABANDONMENT FROM THE COMMUNITY DEVELOPMENT DEPARTMENT:

- 4. The applicant shall ensure that the abandonment of the right-of-way is consistent with Sections 278.240 and 278.480 of the Nevada Revised Statutes.
- 5. The applicant shall ensure the future drainage facilities which will allow the abandonment of the existing storm drainage easement and detention pond be constructed and approved by the County prior to the recordation of the Order of Abandonment for the existing drainage easement.

This is the final decision regarding your Planned Development. If you should have any questions, please contact me at (775) 782-6212.

Sincerely,

Dirk Goering, Assistant Planner

D./1/.C/-S

Douglas County Community Development

BFM

cc:

Keith Ruben, AICP, R.O. Anderson Engineering Barbra Resnik, PE, Civil Engineer II

Town of Gardnerville Douglas County Clerk File: PD 09-001



COMMUNITY DEVELOPMENT

1594 Esmeralda Avenue, Minden, Nevada 89423

Planning Division Engineering Division Building Division Regional Transportation Code Enforcement

Mimi Moss

COMMUNITY DEVELOPMENT DIRECTOR

775-782-6201 FAX: 775-782-6297 website: www.douglascountynv.gov

July 9, 2012

MAIL DELIVERED

James Bradshaw Sierra Nevada SW Enterprises, Ltd. PO Box 1700 Dayton, NV 89403

Re: LDA 12-004 (Commercial Subdivision Map) for Sierra Nevada SW Enterprises, Ltd; Located in the Town of Gardnerville, north of Charlotte Way and east of US Hwy 395; APNs: 1220-03-000-039, 1220-10-101-002, 1220-10-110-007, 1220-10-501-008, & 1220-10-510-009.

Dear Mr. Bradshaw:

On July 5, 2012, the Douglas County Board of Commissioners approved (5-0) Land Division Application (LDA) 12-004, for Sierra Nevada SW Enterprises, Ltd., requesting a 22.13 acre Tentative Commercial Subdivision Map within the GC (General Commercial) and PD (Planned Development Overlay) zoning districts. The subject property is within the Town of Gardnerville and is a part of the Virginia Ranch Planned Development and Specific Plan. It is located north of Charlotte Way and east of US Hwy 395 in the Minden-Gardnerville and East Valley Community Plans (APNs: 1220-03-000-039, 1220-10-101-002, 1220-10-110-007, 1220-10-501-008, & 1220-10-510-009).

Included in the motion to approve, the Commissioner's authorize the Community Development Director to adjust the final development plans to reflect the agreement between Sierra Nevada SW Ltd. and Barry and Karla Jones.

Both parties, Jones' and Sierra Nevada SW Ltd., each articulated on the record they had reached a mutual agreement to cooperatively participate in the redesign and sharing of costs to adjust the alignment of "Private Drive" per the Grant Drive/Private Drive Intersection prepared by RO Anderson, dated May 10, 2012.

2012 JUL -9 PM 3: 39

The following conditions apply:

THE FOLLOWING CONDITIONS MUST BE MET PRIOR TO PHASE 1 FINAL MAP SUBMITTAL:

- 1. The applicant must complete all on-site and off-site improvements necessary to serve Phase 1 of this commercial subdivision map, as shown on the improvement plans for SIP 00676-02 and SIP 00676-03. If the applicant proposes to secure for any of the required improvements, the applicant must enter into a security and improvement agreement with Douglas County on a form provided by the County. The security improvement agreement and the security deposit shall comply with Douglas County Code Sections 20.702.020 and 20.720.030.
- 2. The applicant must submit the Phase 1 final map with the following dedications to the County and other required easements:
 - a. The applicant shall dedicate a minimum of 82' (eighty-two feet) of public right of way for the portion of Grant Drive located within Phase 1.
 - b. The applicant shall dedicate a minimum 20' (twenty foot) radii's at street intersection with Grant Drive and US 395;
 - c. The applicant shall dedicate a minimum 15' (fifteen foot) radii's at street intersections, within Phase 1, with Grant Drive and at Larson Way and Charlotte Way;
 - d. The applicant shall provide an access easement and driveway from Grant Drive to serve the Jones parcel as agreed to in the letter to George Keele, dated November 25, 2009. The driveway shall meet all requirements for Douglas County Code and the Douglas County Design Criteria and Improvement Standards manual.
 - e. The applicant shall provide evidence of a recorded 30-foot shared access easement and construct paved driveways, minimum 2-way, extending from the northern property line at Les Schwab property (APN 1220-10-510-001) up to, including the main drive aisle which provides direct access to both Charlotte Way and Grant Drive.

THE FOLLOWING CONDITIONS MUST BE MET PRIOR TO PHASE 2 FINAL MAP SUBMITTAL:

- 3. The applicant must demonstrate that all improvements associated with Phase 1, SIP 00676-02 and SIP 00676-03, have been completed or secured.
- 4. The applicant shall submit a Boundary Line Adjustment to separate the approximately 167 acre remainder parcel which is not a part of the subdivision map.
- 5. The applicant must amend the Virginia Ranch Planned Development Boundary (ref. PD 09-001) and obtain a zoning map amendment amending the zoning district for a portion of Lot 1, Phase 2, from A-19 (Agricultural, 19-acre minimum parcel size) to GC (General Commercial) or revise the commercial subdivision map boundary to only include property zoned commercial.

- 6. The applicant must complete all on-site and off-site improvements, within Phase 2 of this commercial subdivision map, as shown on the improvement plans for SIP 00676-02 and SIP 00676-03. If the applicant proposes to secure for any of the required improvements, the applicant must enter into a security and improvement agreement with Douglas County on a form provide by the County. The security improvement agreement and the security deposit shall comply with Douglas County Code Sections 20.702.020 and 20.720.030.
- 7. The applicant must submit the Phase 2 final map with the following dedications to the County and other required easements:
 - a. The applicant shall dedicate, on the portion of APN 1220-03-000-039 which is associated with this subdivision map, 105' (one hundred five feet) of public right of way for Muller Parkway/Mathias Parkway as required in Development Application (DA) 09-056;
 - b. The applicant shall demonstrate and ensure that the proposed right-of-way and road improvements fall within the Wal-Mart original proposed alignment for Muller Parkway. Refer to SIP 00676-02 improvement plans to ensure conformance with Wal-Mart's proposed design.
 - c. The applicant shall dedicate 60' (sixty feet) of public right of way for Carrick Lane;
 - d. The applicant shall dedicate a minimum of 82' (eighty-two feet) of public right of way for the portion of Grant Drive located within Phase 2;
 - e. The applicant shall dedicate a minimum 15' (fifteen foot) radii's at street intersections with Carrick Lane and Grant Drive, and Carrick Lane and Service Drive;
 - f. The applicant shall provide a public pedestrian access easement on Lot 1 consistent with the recorded Development Plan required with the Virginia Ranch Planned Development (ref. PD 09-001).

THE FOLLOWING CONDITIONS MUST BE MET PRIOR TO RECORDING A FINAL MAP SUBMITTAL:

- 8. The applicant must comply with all conditions placed on the project by the Town of Gardnerville pursuant to its June 5, 2012, Board Meeting.
- 9. The development will be served by a public water system, and the following conditions apply:
 - a. The applicant must meet the requirements of the amended review letter from the Gardnerville Water Company dated May 18, 2012, with the exception of condition #7 (See Condition #23 and PC Attachment 6).
- 10. The development will be served by a public sewer system, and the following conditions apply:
 - a. The applicant must meet the requirements of the "Sewer Will Serve" letter or other letter of intent to serve.
- 11. The applicant must provide documentation that all required improvements are constructed or secured.
- 12. The applicant must provide documentation that all utilities are installed or have been secured.
- 13. The applicant must provide evidence that the Nevada Department of Transportation (NDOT) has reviewed and approved any development within their jurisdiction.

14. The applicant must provide evidence that the GIS Department has approved all new street names. Any easement or road (public or private) providing access to two or more parcels must be named and street signs erected per Douglas County Code, Chapter 20.900 Numbering Structures and Naming Streets.

THE FOLLOWING CONDITIONS MUST BE MET WITH THE SUBMITTAL OF A FINAL MAP:

- 15. The applicant shall ensure erosion control measures are maintained on all newly created lots, and also be consistent with SIP 00676-03, specifically as it relates to dust control.
- 16. The applicant must submit a copy of a recorded deed restriction stating the following: "Douglas County has declared it a policy to protect and encourage agricultural operations. If your property is located near an agricultural operation, you may at some time be subject to inconvenience or discomfort arising from agricultural operations. If conducted in a manner consistent with proper and accepted standards, these inconveniences and discomforts do not constitute a nuisance for purposes of the Douglas County Code."
- 17. The applicant must submit documentation that all property taxes and any agricultural liens of the property have been paid in full for the current fiscal year.
- 18. The applicant must comply with the Final Map requirements as prescribed by NRS 278 and Douglas County Code, Chapter 20.708.
- 19. The applicant must submit an affidavit stating that the person proposing to divide the land, or any successor in interest, will make provision for the payment of the tax imposed by chapter 375 of NRS and for compliance with the disclosure and recording requirements of subsection 5 of NRS 598.0923.

20. The Final Map must show the following:

- a. The applicant must separately identify and delineate the following feature that applies: special flood hazard areas as delineated on the Pine Nut Watershed LOMR;
- b. Drainage easements as necessary for mitigating onsite, offsite, and cross-lot drainage impacts. All drainage easements must be shown as private;

21. The Final Map must provide notes that read as follows:

- a. A ten (10) foot wide public utility easement along all road frontages and a five (5) foot public utility easement along the side and rear lot lines.
- b. The Community Development Certificate must state the County rejects the offer of dedication for the public roads with the reservation to accept the offer at a later date.
- c. All construction and development within the floodplain must comply with Douglas County Code, Chapter 20.50 Floodplain Management.
- d. Maintenance of all drainage facilities and easements must be the responsibility of the individual property owners or other private entity, including a homeowner's association. Douglas County rejects any offer of dedication of drainage facilities or drainage easements.
- e. Obstructing the flow or altering the course of a drainage channel is prohibited, unless permitted by authorizing agency.

THE FOLLOWING CONDITIONS ARE APPLICABLE THROUGHOUT THE LIFE OF THE PROJECT:

- 22. The applicant shall be required to meet all applicable requirements of the Virginia Ranch Specific Plan (DA 04-155) and other agency requirements prior to any development on the parcels.
- 23. Future development within the Virginia Ranch Commercial Subdivision boundary, which is located within a Wellhead Protection Zone, must provide safeguards as outlined in the 2012 Douglas County Wellhead Protection Plan.
- 24. The applicant shall maintain the site free of weeds, trash, and other debris.
- 25. All future buildings located within this subdivision shall require design review approval and must be consistent with the final development plan as required with PD 09-001. Each building shall have sufficient loading areas to serve each use.
- 26. This Tentative Subdivision Map approval will expire <u>four</u> years from the date of approval if a final map application that conforms to all the conditions of approval is not recorded prior to the expiration date. Extensions of time may be granted in accordance with Douglas County Code, Section 20.708.050.

This is the final decision regarding Land Division Application 12-004, a Commercial Subdivision Map, for the Sierra Nevada SW Enterprises, Ltd.

Sincerely,

Dirk Goering, Associate Planner

Douglas County Community Development

cc: Mark Forsberg, Scarpello & Huss
George Keele, Law Office
Keith Ruben, ROA
Mark Smith, M & K Realty Investment
Barbra Resnik, Civil Engineer II
Jeff Foltz, Senior Civil Engineer
Tom Dallaire, Town of Gardnerville
Douglas County Clerk
File: DA 12-004

Gardnerville Town Board

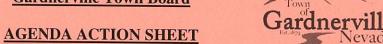




1. For Possible action: Discussion to award, deny or re bid, the Chichester Crack Fill project (project number 2012-11). The project consists of noticing adjacent residents and providing materials and labor to fill the remaining two (2) inch and smaller cracks and gutter pan cracks on Gilman Avenue, Chichester Drive, and sections of Marion Russell Drive, Lampe Road, and Harvest Avenue and additive alternate on Petar Lane. Awarding the project will include authorizing the town manager to sign the contract and authorize the billings in addition to 10% over the total contract amount, and to cover any change orders during construction, with public comment prior to board action. (approx 10 minutes)

	the town manager to sign the contract and authorize the billings in addition to 10% over the total contract amount, and to cover any change orders during construction, with public comment prior to board action. (approx 10 minutes)
2.	Recommended Motion: Dependent upon results of bid opening and board discussion.
	Funds Available: ✓ Yes ✓ N/A
3.	Department: Administration
	Prepared by: Tom Dallaire
4.	Meeting Date: September 4, 2012 Time Requested: 10 minutes
5.	Agenda: □Consent
	Background Information: This is the second project of a three part plan for the repair of cracks in the Chichester area. The cracks larger than 2 inches have been cut out and patched and now this project will fill in the cracks between ½ and 2 inches as well as the gutter pans in preparation for the final part which will be microsurfacing. The filling of the smaller cracks is necessary prior to microsurfacing because the microsurfacing will only fill cracks up to ¼ inch wide.
6.	Other Agency Review of Action: Douglas County
7.	Board Action:
	□Approved □Approved with Modifications □Continued

Gardnerville Town Board





1.	Monthly Report of activities for August 2012. (approx 5 minutes)
	Funds Available: □Yes X N/A
2.	Department: Main Street Program
	Prepared by: Paula Lochridge
3.	Meeting Date: September 4, 2012 Time Requested: 5 minutes
4.	Agenda: □ Consent X Administrative
5.	Background Information: See attached
6.	Other Agency Review of Action: X N/A
7.	Board Action:
	□Approved □Approved with Modifications □Continued



To: Gardnerville Town Board

Fr: Paula Lochridge, Main Street Gardnerville Program Manager

Re: Program Manager's Report for September 4, 2012

Here are some of the items that I will be reporting on:

• Main Street Gardnerville is a sponsor of the Chamber's "How to Profit from the Arrival of Wal-Mart" Seminar on September 13th. Here is some information on the seminar:

- o Have you reserved your seat for the 'How to Profit from the Arrival of Wal-Mart' seminar? Are you giving your business the best chance for success when the new store opens in January? Get the lowdown and practical advice on what small businesses can do in the face of this new competition for your customer's dollars at this Chamber presentation on September 13th.
- O Author, speaker and small business expert Barbara Wold brings the message at two seminars that day at Carson Valley Inn. Choose either the morning session from 9 to 11:30 or afternoon from 1 to 3:30 here. Cost is \$15 for Chamber or Main Street Gardnerville members, \$20 for all others.
- Ms. Wold's appearance is sponsored by the Chamber, Douglas County Economic Vitality, City National Bank, Heritage Bank of Nevada, the Business Council of Douglas County and Main Street Gardnerville.
- o This event is not just for small retailers, but also for the accountants, lawyers and techs who work with them, it's for anyone who has customers!

• Committee Updates:

o Economic Restructuring:

- We are re-launching our Revolving Loan Fund campaign. We have close to \$30,000 that we can loan out at this time.
- The committee has researched the parameters of the Intermediary Relending Program (IRP) and discussed it with members of Rural Nevada Development Corporation (RNDC) who currently run the only other IRP in Nevada. The ER Committee will finalize their report at the next ER meeting on Sept. 11th and make their recommendations to the board on September 19th whether we will move forward with this program or not.

Organization:

- Focusing on Memberships/Sponsorships/Fundraising.
 - Looking at alternate ways to bring in membership and sponsorship dollars
- A subcommittee will resume discussions in September to determine the possibilities and logistics of acquiring a 501c3 status.

 Monthly morning coffee meetings are going well. Feel free to join us the first Tuesday of each month, 8:30 -9:30 am at Sharkey's Casino (in the Rib Room).

Promotions:

- Focusing currently on these items:
 - Wine walks
 - One wine walk left to go this season. We will then focus on event surveys, meet with participating businesses and volunteers and begin making plans for next year's season.
 - Holiday Shopping Bazaar (November 10th at St. Galls)
 - o Are actively seeking vendors and raffle donations at this time.
 - o Plans for this event will be finalized at a meeting on August 30th.
 - Merry Main Street Day Activities in park and throughout town for Dec. 1st (parade of lights).
 - We are awaiting the next meeting with the Chamber and other participating agencies to begin planning for this.
 - Cash Mobs, October-February (which promote small businesses). Emails were sent out to MSG Business Members to determine the level of interest in this promotion. The findings will be presented at our next Promotions Meeting on September 5th.
 - A potentially new event for 2013 will be presented to the Promotions Committee at our next meeting on September 5th.

o Design:

- Work continues with the Heritage Park Gardens (HPG) Project. The gardens are really growing and some of the food items have been harvested and donated to the local food bank. (Photos of garden included in my report.)
- A fall event is in the planning stages for Saturday, October 13th.
- Committee members are researching labyrinths in the area and will soon create a design that will work within the HPG area.
 - Once a design is approved by both the committee and the board, we will bring it to you for final approval.
 - Also researching the different types of legacy stones for use on this project. Once the type of stone has been decided upon, that too will come to you for final approval.

Thank you so much for your continued support of the Main Street Gardnerville Program!

Paula Lochridge,

soula Sochridge

Main Street Gardnerville Program Manager

Agenda Item #8-3

Heritage Park Gardens, August 17, 2012

















Leadership class to produce oral history

AUGUST, 28 2012 BY <u>SCOTT NEUFFER</u> SNEUFFER@RECORDCOURIER.COM

- Shannon Litz / R-C file photo

A clearer picture of the formative years of one prominent pioneer family in Carson Valley, and hopefully other historical figures to come, is being produced by students of

Leadership Douglas County.

Students of the program, which is organized by the Carson Valley Chamber of Commerce, decided to create an oral history of the Henningsen Family Ranch as their class project for the year.

Videotaped interviews with John Henningsen are tentatively scheduled to begin Sept. 10 inside the Carson Valley Museum & Cultural Center.

"Our area is based on history," said Paula Lochridge, LDC student and manager of Main Street Gardnerville. "It's something we don't want to lose. We need to stay in touch with our roots. Our class had a lot different ideas when we first started in January. We thought this would be something that would leave a legacy."

Classmate Brian Fitzgerald, who is also the recreation manager for Douglas County, put together a summary explaining the scope of the project.

"The Henningsen Family Ranch and history is on the short list of Nevada Centennial Families," read the summary. "John's grandfather Carsten Henningsen migrated to the Carson Valley from Denmark in 1874. There is much documented history of Carsten Henningsen, his dairy business and involvement in the creation of the Douglas County Creamery. Carsten's two sons, Clarence and George, both inherited parts of the original ranch. Clarence and then his son John continued to operate a dairy business until 1992. John is a graduate of the Douglas High School class of 1943. He and his wife Virginia have many stories of growing up in the Carson Valley, working a hard farmer's life and can provide a unique perspective of our community and the changes witnessed over decades."

Included in the summary is a list of topics for the interviews, including immigration to America, childhood in Douglas County, school years, family ties, first jobs and careers, marriage and raising children, then-and-now comparisons, retirement, family and personal legacy.

"LDC 2012 classmates hope to create a comfortable environment for John, one which will encourage reflection, trigger memories, and generate discussion about the good old days," the summary read. "We hope to capture thoughts on life, the good times, the hard times, the challenges. We want to talk about the Henningsen Barn, old family photos, and about family values."

Lochridge said the class hopes to have interviews wrapped up by September, editing done by October, and a finished product by mid-November. She said Lloyd Higuera of Douglas County Cable Access Television will assist with technical setup and will broadcast the interviews at a later date.

The group also hopes to collaborate with the Douglas County Historical Society and Douglas County School District.

"Our hope is to not only make it available at the local museum, but online on YouTube and other websites," Lochridge said. "We've formed a legacy committee to work with the historical society and the high school to see if they can continue on with this program."

8--5

Chamber to bring noted retail expert to Carson Valley.

HOW TO PROFIT FROM THE ARRIVAL OF WALMART

SEP 13 CARSON VALLEY INN

PRESENTED BY THE **CARSON VALLEY CHAMBER OF** COMMERCE

RESERVE ONLINE CARSONVALLEYNV.ORG OR CALL 782-8144

MORNING SESSION 9:00 AM

AFTERNOON SESSION

Renowned author, speaker and small business expert Barbara Wold will bring her knowledge and insights to Carson Valley at two seminars on September 13, 2012. Each two and half hour session will focus on how small businesses can do what Walmart cannot — by providing an exceptional experience and products that will bring in new customers, keep them coming back and encourage them to become goodwill ambassadors for your business.

"ACTIONS SMALL BUSINESSES NEED TO KEEP THEIR NEW CUSTOMERS"

"Barbara was a fantastic experience!" American Tourister/ Samsonite, Inc.

"Wow! Thank you. Your keynote was refreshing, thought-provoking and definitely motivational." National Association of

Purchasing Agents

"WOWED" **OVER** 850,000 PEOPLE FROM ALL 50 OF THE UNITED STATES ...

Each seminar is complete, choose the time that works best for you!

CITY NATIONAL BANK
The way up.



The Record-Courier









Gardnerville Town Board

AGENDA ACTION SHEET

1.	Not for Possible Action. Discussion on the Town Attorney's Monthly Report of activities for August 2012
2.	Recommended Motion: None
	Funds Available: ☐ Yes ☐ N/A
3.	Department: Administration
	Prepared by: Tom Dallaire
4.	Meeting Date: September 4, 2012 Time Requested: 10 minutes
5.	Agenda: □Consent □ Administrative
6.	Background Information: Presented at meeting
7.	Other Agency Review of Action: ☐ Yes ☐ N/A
8.	Board Action:
	□Approved □Approved with Modifications □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 2012
2.	Recommended Motion: None
	Funds Available: ☐ Yes ☐ N/A
3.	Department: Administration
	Prepared by: Tom Dallaire
4.	Meeting Date: September 4, 2012 Time Requested: 10 minutes
5.	Agenda: □Consent □ Administrative
6.	Background Information: See report
7.	Other Agency Review of Action: Yes N/A
8.	Board Action:
	□Approved □Approved with Modifications □Continued
	— Continued



Paul Lindsay, Chairman Ken Miller, Vice Chairman Mike Philips, Board Member Linda Slater, Board Member Lloyd Higuera, Board Member

Town Manager/Engineer's Monthly Report September 4, 2012 Board Meeting

- A. State Lands Q1 funding For the trench excavation was extended: We prepared a report a few months ago requesting that State lands extend the \$307,250 in construction funds to the Town for an additional year while we get the water model complete and improvement plans done. I have been in contact with Denny Peters and we are scheduled to meet next week on the outcome of the model and our preliminary design. The preliminary numbers indicate that the water will be flowing too fast through the channel and erosion control measures will need to be provided so in the large events the sediment from the trench stays in the trench and does not fill the pond. Or in larger events we could clean up the sediment and the trench in those few instances where we would flood, and focus our funds now on the trench and a smaller 10 year storm. Either way we will work through this to start construction next year as long as there is funding available.
- B. Toler Lane Improvement Plan: Staff has installed more drip, brought in a couple more rocks. Stumps were removed. We are working on matching the DG the School District used at GES. We have looked into contracting this out to a landscaped professional. I am meeting with Tina Fixman, who has done the work on County Road on Friday August 31st.
- C. Chichester Crack Repair project is complete: This project went over budget. We added more cracks than was bid and pavement failed areas that needed to be replaced prior to micro surfacing was added under a different contract. There was double the square footage than what we estimated. The saw cut contractor was not able to get on the edge of the crack as we planned on and cut more of the asphalt. The contractor had a difficult time placing the AC in two lifts. After reviewing this with the saw cut contractor we authorized the straighter cuts which required more square footage. The results were a better wider patch, creating a better patch in the long run, but this was at a cost. The base material looks great under each crack and not washed out or showing signs of failure, confirming that the asphalt is just shrinking and is the cause of the crack problem. We can cut the AC every 30 to 40 feet in an effort to control the crack by allowing smaller cracks instead of fewer larger ones. This effort was not pursued due to being over budget on the crack repair project. The crack seal project is on the agenda for this meeting and we can discuss this at that time. This is a public bid and was placed on the website and advertised in the paper. Public Works/Parks staff are out of crack seal material and we have ordered another 3 pallets of a newer product in an effort to save time. We are anxious to see how this will work.
- **D. Walmart:** The Contractor cut the road on Service Drive and has poured the concrete apron for the new road to Grant. The ground water issues along the storm drain are finally coming to a close. They will be doing the repair as the Douglas County standard detail for water stops.
- **E. Minden Gardnerville Trail Plan:** I went to the meeting earlier this month and the trails and town crosswalk plan were selected as #2, and #3 out of 6 grants applicants. The new NDOT director will start September 5th and we should be receiving more information on the amount of funds used for the TE program in the near future.
- F. Public Facilities: The County is working on the Public Facilities Element of the master plan. Please pass along any information you would like changed in the document. It can be downloaded from the County website. There really is not much as the Town of Gardnerville



Paul Lindsay, Chairman Ken Miller, Vice Chairman Mike Philips, Board Member Linda Slater, Board Member Lloyd Higuera, Board Member

- goes. It covers mostly waterand sewer systems in the county. I am planning on looking at the information on the recycling section of the solid waste element. Candice says it was included in the draft online.
- G. Eddy Street Lighting: The light and poles are in as of this week. We will advertise the bid next couple of weeks and we will award this contract in the middle to end of the month. We do need to obtain NV Energy approval.
 - Also, a guy hit the Eddy Street planter last Friday. He has paid for the repair of the damaged area. JB is on board to fund the remaining fix to relocate the wall. We signed a contract today (Thursday) to have that performed.
- H. Kingslane Sidewalk: NDOT is still working on the right of way issue at Kings lane and will get a revised contract to the Board to review and approve after this effort is complete. I guess the right-of-way department was not comfortable with the plan without first verifying the existing infrastructure.
- I. Toiyabe Sidewalk: The County is ready to issue a permit and the water company is allowing us to relocate the fire hydrant back behind the new 8' walkway. We are still looking for the funding of this section of walkway and with the issues of the cracks in Chichester this may get pushed off to the back burner for now.

J. Office Items:

- **Douglas County Standard Details:** Josh and I met with the group to discuss the county standard details appendix A. With the new county engineer on board he has many comments about the details and great insight.
- I attended the Vision Committee meeting put together by Park Land and Cattle. They want to do a vision plan for the 395 corridor through both towns similar to the South Lake Tahoe plan and process. This is a great opportunity for the corridor for NDOT, Gardnerville's and Minden's plan for prosperity to be updated. The committee will decide on the study length, but it would seem logical to extend the plan from MGSD to Muller Parkway.
- Paula and I met with Mitchell Mize to discuss this project and our effort in this review and process. Paula and I both believe this will be great opportunity for Gardnerville and the business along the corridor to have some input on what they would like to see in the next 20 to 40 years.
- Gardnerville Old Town Days. It is planned for this weekend.
- Connect Nevada. NDOT is working on the Connect Nevada program. They are projecting traffic out to 2060 and wanting to connect the Nevada cities with light rail, bike paths and multimodel trails. Dirk, who was at the meeting on Wednesday, and I asked NDOT to look at 756 to widen that road for pedestrian traffic. The information they provided is attached and they have the town bypass as number 11 on the project list. Not sure what that means, but it is not number 20!

LEO DROZDOFF Director

Department of Conservation and Natural Resources

JAMES R. LAWRENCE
Administrator

BRIAN SANDOVAL

Governor



AG IS ME

State Land Office State Land Use Planning Agency Nevada Tahoe Resource Team Conservation Bond Program -Q1

Address Reply to

Division of State Lands 901 S. Stewart St. Suite 5003 Carson City, Nevada 89701-5246 Phone (775) 684-2720 Fax (775) 684-2721 Web www.lands.nv.gov

STATE OF NEVADA DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES

Division of State Lands

August 15, 2012

Mr. Tom Dallaire Town of Gardnerville 1407 Highway 395 North Gardnerville, NV 89410

Dear Mr. Dallaire:

FUNDING AGREEMENT, QUESTION 1 PROGRAM, MARTIN SLOUGH LINEAR PARKWAY & FLOOD CHANNEL, QUESTION 1 PROJECT NO. DO-CR-06032.

Please find enclosed a signed Funding Agreement for the Martin Slough Linear Parkway & Flood Channel project. Please arrange to have the document signed, prepare copies for your records, and return the original signed document to State Lands.

Please contact us when you are ready to request a reimbursement of project expenditures incurred, and we will provide the proper forms for you to use at that time.

We look forward to working with you towards completion of this project. Should you have any questions regarding administration of the Funding Agreement, please contact me at (775) 684-2745.

Sincerely,

Jessica Sanders

Administrative Assistant II

Question 1 Program

Nevada Division of State Lands

Enclosures: Martin Slough Linear Parkway & Flood Channel Funding Agreement Amendment

A Funding Agreement Amendment Between the State of Nevada Acting By and Through Its Division of State Lands and the Conservation and Resource Protection Grant Program (Grantor)

901 S. Stewart St., Suite 5003, Carson City, NV 89701 phone: (775) 684-2720 fax: (775) 684-2721

And

The Town of Gardnerville (Grantee)

1407 Highway 395 North, Gardnerville, NV 89410 phone: (775) 782-7134 fax: (775) 782-7135

FOR THE PURPOSES OF constructing a linear parkway and flood channel improvements on the Martin Slough in the Town of Gardnerville;

WHEREAS, at the general election on November 5, 2002 Nevada's voters approved a conservation initiative generated by Assembly Bill 9, Statutes of Nevada, 17th Special Session of the 2001 Nevada State Legislature, Chapter 6, referred to as Question 1, and authorized the issuance of general obligation bonds in the face amount of \$200,000,000 to carry out this program; and

WHEREAS, the Nevada legislature authorized the State Land Registrar to establish a conservation and resource protection grant program and administer the issuance of general obligation bonds in the face amount of \$65,500,000; and

WHEREAS, \$10,000,000 of the above \$65,500,000 is allocated for grants to enhance and restore the Carson River corridor;

WHEREAS, the State Land Registrar has determined this project is both necessary and in the best interests of the State of Nevada;

NOW, THEREFORE, in consideration of the aforesaid premises, the parties mutually agree as follows:

<u>FUNDING AGREEMENT AND MODIFICATION</u>. The Nevada Division of State Lands (NDSL) Question 1 Funding Agreement, Martin Slough Linear Park & Flood Channel project, DO-CR-06032, is hereby amended to include the following revisions to the Funding Agreement Term:

<u>FUNDING AGREEMENT TERM</u>. The Funding Agreement Term Ending Date shall be extended from July 31, 2012 to <u>July 31, 2013</u>.

Original Project Budget Table

Martin Slough Linear Park and Flood Channel DO-CR-06032

Question 1 Project Budget

Funding Source

Project Task/Item	Question 1 Request	Match Cach	Match Inkind	Olbon Non Overticing Conta	Subtotal
	Question i Nequest	Ivatori, Casri	iviatori, irikirto	Other Non-Qualifying Costs	
Land Acquisition				İ	\$0.00
Project Design	<u></u>	\$153,000.00			\$153,000.00
Permitting		\$12,000.00			\$12,000.00
Staking and Testing	\$4,000.00	\$16,000.00			\$20,000.00
Town Pathway Extension	\$60,800.00	\$23,200.00			\$84,000.00
Hellwinkel Pathway and Flood Channel					
Improvements	\$192,365.00	\$66,885.00			\$259,250.00
Flood Study		\$184,000.00			\$184,000.00
Project Adminstration	\$12,000.00	\$2,000.00	\$15,000.00		\$29,000.00
Contingency	\$38,085.00				\$38,085.00
Subtotal	\$307,250.00	\$457,085.00	\$15,000.00		\$779,335.00
			-	Total Project Coat	\$770 225 00

Total Project Cost \$779,335.00
Total Qualifying Project Cost \$779,335.00

 Percent of Total, Qualifying Costs
 39.42463767 58.6506445
 1.924717868

 Total Match Percentage
 60.57536233

 Percentage Total (100?)
 100

 Total Match
 \$472,085.00

 Total Q1 Request
 \$307,250.00

 Total Qualifying Project Cost
 \$779,335.00

Proposed Project Budget Table

Martin Slough Linear Park and Flood Channel DO-CR-06032

Question 1 Project Budget

Funding Source

Project Task/Item	Question 1 Request	Match, Cash	Match, Inkind	Other Non-Qualifying Costs	Subtotal
Land Acquisition				, ,	\$0.00
Project Design		\$20,000.00	\$25,000.00		\$45,000.00
Permitting		\$12,000.00		İ	\$12,000.00
Staking and Testing	\$4,000.00	\$16,000.00			\$20,000.00
Town Pathway Extension		\$60,800.00			\$60,800.00
Hellwinkel Pathway and Flood Channel Improvements	\$291,250.00	\$364,718,00			\$655,968.00
Flood Study		\$148,075.00			\$148,075.00
Project Adminstration	\$12,000.00	10 (4 00 00 00 00	\$2,000.00		\$14,000.00
Contingency		\$38,085.00			\$38,085.00
Subtotal	\$307,250.00	\$659,678.00	\$27,000.00		\$993,928.00
				Total Project Cost	\$003 028 00

Total Project Cost \$993,928.00

Total Qualifying Project Cost \$993,928.00

 Total Match Percentage
 69.08729807

 Percentage Total (100?)
 100

 Total Match
 \$686,678.00

 Total Q1 Request
 \$307,250.00

 Total Qualifying Project Cost
 \$993,928.00

Grantee meets the minimum requirement of 50% per NAC 321.462 paragraph (d) of subsection 1 of section 33.

This Funding Agreement Modification constitutes the entire modification and is intended as a complete and exclusive statement of the promises, representations, negotiations, discussions, and other agreements that may have been made in connection with the modification hereof. This third modification to the original Funding Agreement shall not be binding upon the parties unless signed by the respective parties hereto.

No amendments or modifications to the Funding Agreement other than those expressed above are intended. All other provisions of the Funding Agreement shall remain binding as originally executed.

Grantor Signature

Administrator/State Lands Registrar
Grantor's Title

Grantee Signature





August 01, 2012

Don Wilcks Chairman, Board of Directors Gardnerville Town Water Co. 1407 US Highway 395 N Gardnerville, NV 89410-5212

Dear Don:

The Nevada Department of Transportation (NDOT) is developing the Connecting Nevada Plan, an initiative to address the future of Nevada's transportation system. Connecting Nevada is a long range, statewide multimodal plan to chart Nevada's transportation future.

It is my hope that you will join us for additional stakeholder meetings that will help provide valuable input to our final policy recommendations and planning tools that create the Connecting Nevada Plan. Since our last round of stakeholder meetings, the Connecting Nevada Plan has progressed in many important ways. Community stakeholders attending the stakeholder meetings will have an opportunity to discuss the following with NDOT staff and Connecting Nevada consultants:

- Planned and committed roadway projects and traffic forecasts
- Population and employment projections through the project's 2060 planning horizon
- Identified transportation corridor deficiencies
- · Future roadway network and proposed transportation corridors

NDOT is extending this invitation to community stakeholders like yourself, whose input and guidance are needed to create a sustainable and successful Connecting Nevada Plan. During the stakeholder meetings you will have the opportunity to meet with NDOT staff and Connecting Nevada consultants. I encourage you to join in this opportunity to learn about the future of transportation in Nevada, and to share your ideas, questions, or comments with our team.

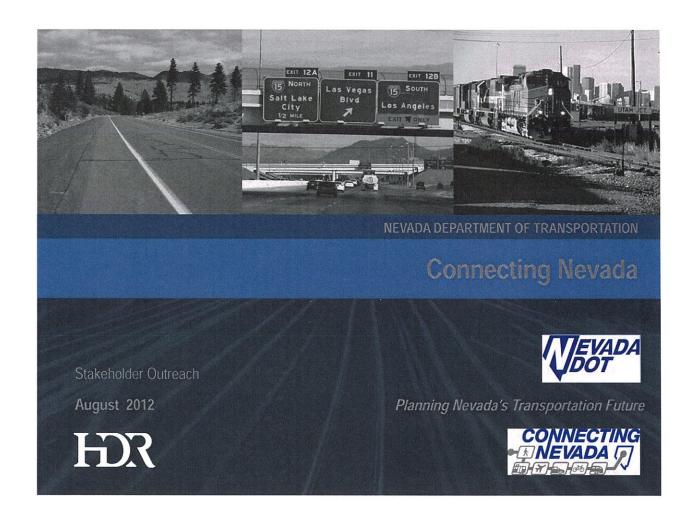
The stakeholder meetings will be facilitated in an open house format, allowing you to attend at your convenience, for any amount of time, during the three hours scheduled for each meeting. Enclosed is a schedule for the stakeholder meetings. Please call (702) 880-8452 or e-mail jgray@strategicsolutionsnv.com if you have any questions or need additional information. For more information about Connecting Nevada, please visit our project website www.connectingnevada.org. On behalf of NDOT, I thank you in advance for your willingness to be a part of this process.

Sincerely,

Jason Van Havel

Assistant Chief, Transportation/Multimodal Planning

Nevada Department of Transportation

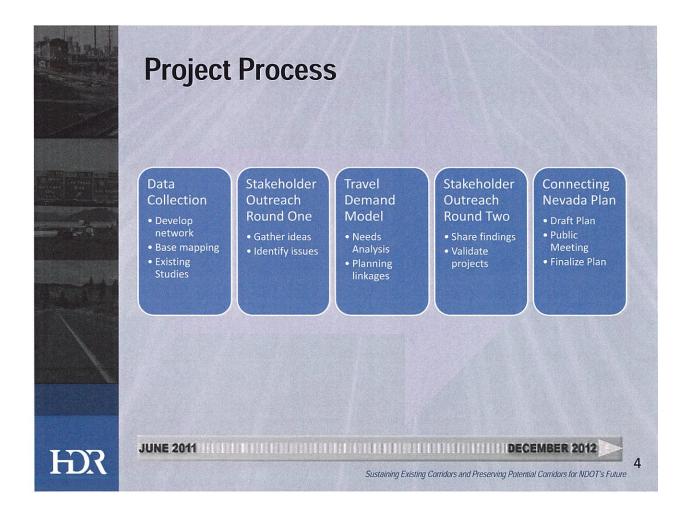




PROJECT PURPOSE AND GOALS

- Develop a long-range transportation plan to guide decisions and investments in the future
- Engage and facilitate discussion with varied stakeholders
- Establish policies and guidance for preserving transportation corridors
- Recognizing and encouraging multimodal opportunities
- Linking NEPA and planning







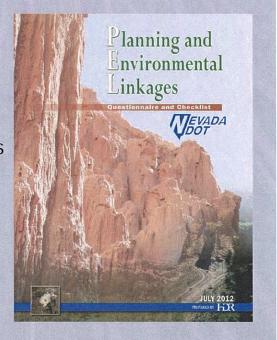
Guidance provided by

- Technical Advisory Committee
 - Department staff; representatives of the Metropolitan Planning Organizations (MPOs); non-NDOT representatives from each NDOT Districts; and others as designated by the Department
- Steering Committee
 - consists of Department and high priority agency representatives who will oversee Phase II
- Stakeholders like you!

Sustaining Existing Corridors and Preserving Potential Corridors for NDOT's Future

Tools being developed include

- Policy guidance, such as planning and environmental linkages
 - integrating planning and environmental requirements

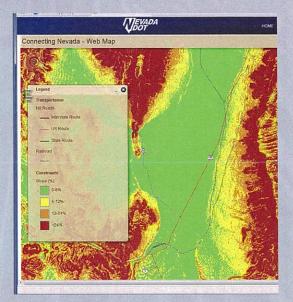






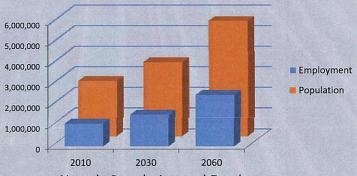
GIS Suitability Analysis

- Constraints analysis to identify suitable land for development
- Run what-if scenarios to identify future transportation corridors



Socioeconomic Forecasts

 Compile population and employment projections through 2060



Nevada Population and Employment

Nevada	2010	2030	2060
Population	2,663,000	3,588,000	5,673,000
Employment	1,109,000	1,551,000	2,614,000

Source: HDR, 2012

Sustaining Existing Corridors and Preserving Potential Corridors for NDOT's Future



Web Mapping

Web mapping tool to

share data with stakeholders

 QC and review alternatives over the web from your desktop browser



 Easy to use tool, similar to Google maps

HOR

Transit propensity

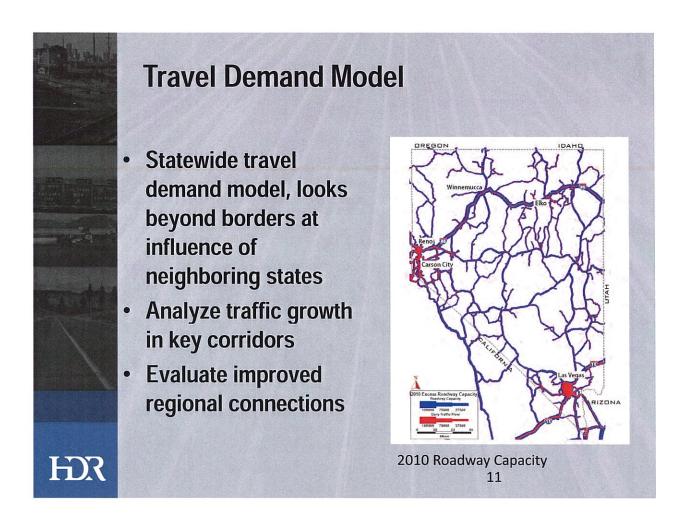
Transit propensity

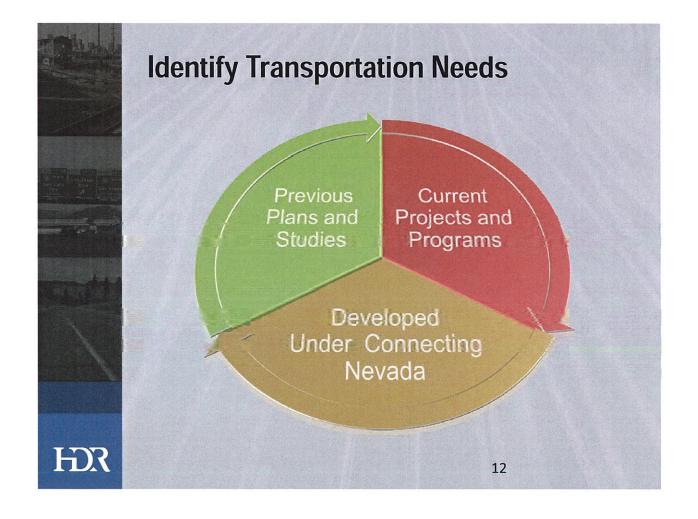
 analyses identify
 geographical areas that
 have the potential to
 support transit use



Standout Urban Areas	Standout Rural Areas			
•Las Vegas	•Battle Mountain	•Fallon		
•Carson City	•Elko/Spring Creek	•Gardnerville Ranchos / Indian Hills		
•Reno	•Ely/McGill	•Pahrump		









How to Get Additional Information

- Visit Connecting Nevada website at http://www.connectingnevada.org/
- Project contacts:

Jason Van Havel

NDOT Project Manager 1263 South Stewart Street Carson City, Nevada 89712 (775) 888-7119 jvanhavel@dot.state.nv.us

Tim Mueller

NDOT Project Manager 1263 South Stewart Street Carson City, Nevada 89712 (775) 888-7351 tmueller@dot.state.nv.us

Lolene Terry

Consultant Project Manager HDR Engineering, Inc. 7180 Pollock Drive, Suite 200 Las Vegas, NV 89119 (702) 938-6002 lolene.terry@hdrinc.com

Sustaining Existing Corridors and Preserving Potential Corridors for NDOT's Future



-QUESTIONS?-



14