



GARDNERVILLE TOWN BOARD

Meeting Agenda

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

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

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

Tuesday, December 5, 2017

4:30 p.m.

Gardnerville Town Hall

MISSION STATEMENT

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

Copies of the finalized agenda were posted on November 29, 2017 on or before the third day prior to the meeting date, by Carol Louthan, Administrative Services Manager, Signed: Carol Louthan : in accordance with NRS Chapter 241 at following locations;

Carson Valley Chamber of Commerce, 1477 Hwy 395 N, Gardnerville NV 89410 at 8:34 A.M.

Douglas County Historic Courthouse, 1616 8th Street, Minden NV 89423, at 8:40 A.M.

Gardnerville Post Office, 1267 US Hwy 395 #L, Gardnerville NV 89410 at 8:49 A.M.

Gardnerville Town Offices, 1407 Hwy 395 N, Gardnerville NV 89410 at 8:55 A.M. and on the Internet at www.gardnerville-nv.gov.

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

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

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

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

INVOCATION – Pastor Norm Millz – Shepard of the Sierra Lutheran Church

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

PLEDGE OF ALLEGIANCE – Geoff LaCost

PUBLIC INTEREST COMMENTS (No Action)

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

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

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

FOR POSSIBLE ACTION: APPROVAL OF PREVIOUS MINUTES, November 7, 2017 Regular Board meeting; with public comment prior to Board action.



GARDNERVILLE TOWN BOARD MEETING AGENDA – CONT'D

CONSENT CALENDAR FOR POSSIBLE ACTION

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

1. **For Possible Action:** Correspondence.
2. **For Possible Action:** Health and Sanitation & Public Works Departments Monthly Report of activities.
3. **For Possible Action:** Approve November 2017 claims.
4. **For Possible Action.** Approve the urban forestry annual work plan update, with public comment prior to Board action.
5. **For Possible Action:** Approve H & S write-offs.
6. **For Possible Action:** Approve budget transfers.

ADMINISTRATIVE AGENDA

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

7. **For Possible Action:** Discussion to approve, approve with modifications or deny a project review application for Chase Bank located South of Lampe Drive, East of Highway 395 at the current site of the Westerner Motel located on 1.06 acre parcel (APN:1220-04-501-011); with public comment prior to board action. (approx. 15 minutes)
8. **For Possible Action:** Discussion to approve, approve with modifications or deny a project review application to modify SIP #00757 on behalf of Heybourne Meadows. LLC to expand the previously approved wetland/habitat pond from 3 acres to 5 acres, the project is located on the Town's 30.49 acre open space parcel (APN 1320-32-614-002); with public comment prior to board action. (approx. 15 minutes)
9. **For Possible Action:** Discussion to approve, approve with modifications or deny the RACESTUDIO scope of work for the concurrent update of the towns' of Gardnerville and Minden Plans for Prosperity over the 2018 year at a combined cost of \$158,700; approving up to \$80,000 from the Town of Gardnerville, (\$32,000 during this Fiscal Year 2017/2018 budget and \$48,000 in next year's 2018/2019 budget) and authorize the town manager to sign the contract with Minden partnering on this update; with public comment prior to board action. (approx. 30 minutes)
10. **For Possible Action:** Discussion and direction to town manager concerning Resolution 2017R-088 (ref. DA 17-028) updating the Douglas County Master Plan, including various proposed changes and additions to Elements relevant to the Town of Gardnerville, currently scheduled on the December 4, 2017 Special Meeting Agenda for adoption by the Board of County Commissioners, with public comment prior to board action, (approx. 30 minutes)
11. **For Possible Action:** Discussion to approve, approve with modifications or deny policy number 21.5 entitled Extra Trash Collection Days; with public comment prior to board action, (approx. 10 minutes).
12. **Not For Possible Action:** Discussion on the Town Attorney's Monthly Report of activities for November 2017. (approx. 5 minutes)
13. **Not For Possible Action:** Discussion on the Town Manager's Monthly Report of activities for November 2017. (approx. 5 minutes)
14. **Not For Possible Action:** Discussion on the Board members activities and liaison committee reports including but not limited to; Carson Valley Arts Council, Nevada League of Cities, and Main Street Gardnerville.(approx. 10 minutes)
15. **For Possible Action:** Discussion and election of Chair and Vice Chair of the Gardnerville Town Board for the calendar year 2018.
 - a. Election of Gardnerville Town Board Chairman for the 2018 calendar year; with public comment prior to Board action.
 - b. Election of Gardnerville Town Board Vice-Chairman for the 2018 calendar year; with public comment prior to Board action. (approx. 10 minutes).



GARDNERVILLE TOWN BOARD MEETING AGENDA – CONT'D

2nd PUBLIC INTEREST COMMENTS period (No action will be taken)

Adjourn

Next monthly meeting January 2, 2018



GARDNERVILLE TOWN BOARD

Meeting Minutes

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

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

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

Tuesday, November 7, 2017

4:30 p.m.

Gardnerville Town Hall

INVOCATION – Pastor Rich Lammay, High Sierra Fellowship

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

PRESENT:

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

Jennifer Yturbide, Town Attorney
Tom Dallaire, Town Manager
Geoff LaCost, Public Works Superintendent
Carol Louthan, Administrative Services Manager

ABSENT:

Ken Miller, Chairman

 **PLEDGE OF ALLEGIANCE – Linda Slater**

 **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.

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

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

Motion Higuera/Wenner to approve the agenda.

No public comment.

Motion carried with Chairman Miller absent.

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

- a. August 29, 2017 Special Board meeting
- b. October 5, 2017 Regular Board meeting;
with public comment prior to Board action.

Motion Slater/Wenner to approve the previous minutes of August 29, 2017 and October 5, 2017 meetings.

No public comment.

Motion carried with Chairman Miller absent.

 **CONSENT CALENDAR FOR POSSIBLE ACTION**

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

1. **For Possible Action:** Correspondence.
Read and noted.
2. **For Possible Action:** Health and Sanitation & Public Works Departments Monthly Report of activities.
Approved.
3. **For Possible Action:** Approve October 2017 claims.
Approved.
4. **For Possible Action:** Recommend approval of a Douglas County Outdoor Festival Entertainment Event Application by Carson Valley Chamber of Commerce for the 20th Annual Parade of Lights, December 2, 2017 starting at Heritage Park and ending in Minden Park, and a waiver of associated street closure fees by Town of Gardnerville. This event includes closures of the following Town maintained streets from 3:00 p.m. to 8:00 p.m.: Gilman, South Ezell Street and Eddy Street.
Recommend approval.
5. **For Possible Action:** Approve \$5,000 expenditure to Douglas County from the Town of Gardnerville for cost share on the \$27,000 project between the County and FIWI Communications LLC to design, install and configure a 100Mb licensed encrypted microwave link between the Town of Gardnerville Administrative Office and the existing wireless links on the Light Pole at Stodick Park.
Approved.

Motion Higuera/Slater to approve the consent calendar.

No public comment.

Motion carried with Chairman Miller absent.

ADMINISTRATIVE AGENDA

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

6.  **Not for Possible Action:** Presentation on Conner Ritchie's Eagle Scout Project on Gilman Island, including landscaping, and installing benches and trash receptacles along the Town Martin Slough Trail. Presentation by Conner Ritchie.

Connor Ritchie gave a power point presentation on his Eagle Scout Project. I received more help on the second phase. There were 13 volunteers for the second phase. I would like to thank the Town of Gardnerville, especially Tom and Geoff for their help. It has been a very good experience.

The board thanked Connor for his hard work.

7.  **For Possible Action:** Presentation on a campaign called "Planting the Promise" by the Partnership for Community Resources. Presentation by Daria Winslow

Ms. Daria Winslow is here representing the Partnership for Community Resources. We are a nonprofit located in Douglas County. Our campaign is called "Planting the Promise." It is part of red ribbon week, which is a national campaign to represent a drug free community. We have 25 red tulip bulbs and we are asking businesses and organizations in Douglas County to take ownership of 25 of these bulbs, plant them and in the spring when they bloom we have the banners that will go up with them. In your packet there should be an image of what the banners will look like. We could add your logo or our logo. We would like the town to participate in this campaign with us.

Mr. Higuera didn't think there would be any problem since there is a community garden.

Ms. Winslow asked that they be notified where the bulbs were planted so we can create a map in the spring where people can go around and see all the different areas that have agreed to be drug free.

Mr. LaCost asked how many bulbs are you looking to plant and are they going in a specific area?

Ms. Winslow ordered 2,000 bulbs. We ask for a minimum of 25. Some groups have taken up to 50. There is no specific area. We would just like to know the location so when we create the map people can walk by.

Mr. LaCost has planted many tulips in Heritage Park. Unfortunately we have a huge squirrel infestation. But we could do the Waterloo islands. If you have a small type of advertising that might be a better option.

Ms. Winslow believed the signs would be about 8 1/2 by 11 with stakes. We can include your logo as well.

Vice-Chairwoman Jones asked if there was a cost besides taking responsibility for the bulbs?

Ms. Winslow answered just however much it cost for you to maintain them. Other than that we already have the bulbs and are ordering the signs. We are giving out the bulbs at our general partnership meeting this Thursday. However, we can come and drop them off.

Mr. LaCost has plenty of room on the Waterloo islands. I am trying to make it a boy scout project to take care of the flowers next year, which would include the tulips.

No public comment.

Motion Slater/Higuera to support the campaign called “Planting the Promise” by the Partnership of Community Resources. Motion carried with Chairman Miller absent.

8.  **For Possible Action: Discussion to award or deny town contract 2017-1615 (PWP DO 2017-235) Maintenance Yard Improvements and Sidewalk Extension to V & C Construction, in the amount of \$351,269, including Base Bid only with a provision for a 10% increase in the contractor’s price for testing and inspection. Discussion on the bid award and authorize the Town Manager to sign the contract documents. Committed funds for the project that were budgeted in the 2016/2017 budget account 611 (Health and Sanitation fund) in the amount of \$160,000 and use \$60,000 from 610 (Gardnerville General Fund), and authorize transfer of the truck purchase to capital projects in the amount of \$150,000 to be used on the project, and; with public comment prior to board action.**

Vice-Chairwoman Jones pointed out the bid itself is \$319,335.95 plus the 10% overage. I think it’s a little confusing because it appears to be the base plus 10%. The grammar implies that the 351 is the base. My point, at the recommendation of town counsel, is if there is a motion approving, that it should actually be the base statement \$319,335.95 and then the 10% accounts for the overage already. This is kind of a dual action item because it also reallocates funds from other accounts.

Mr. Dallaire could bring it back next month. I just wanted to get your direction. Is it okay? Are you okay to do this? We have been working on this project for six years. The base bid includes the wall, all the concrete, the lights installed. We are providing the lights and some brick. They will do some brick veneer. What is not included in the base bid is the wrought iron fence which we can put in next year’s budget. Right now we will be getting the wall, the storm drainage work and improving the storm drain on Toiyabe. We will be adding three more catch basins that will allow us to abandon the two that have caused problems. We need this done before we abandon the storm drain. It includes the extension of the electrical from the shop out to the lights at Kingslane. The \$351,269 is including 10% over.

Ms. Wenner asked if he is okay with not having a truck until next year.

Mr. LaCost explained the truck we ordered and received just last month is an older truck, but very similar to the same models that we have that have been very reliable. We have a strong fleet right now. We can do without the two additional changes in the fleet. We can do without it for six months but I would recommend in the next fiscal year we put that back in the budget.

Mrs. Slater felt being on Highway 395 it needs to look nice. Security is necessary over there.

Mr. Dallaire explained there will be \$60,000 from the barns. I am not done with the plans yet. Dube` is working on those. The structural is done, but I have to have the architectural plans done. I am meeting with him on Thursday to figure out where he is on the project. We are going to need at least the shop rebuilt so we can put some of the Christmas items in there.

Vice-Chairwoman Jones asked if this leaves any money for the barns?

Mr. Dallaire answered no. I talked with Michelle Leonis about the maintenance improvements. She was excited about this. She will participate on her property to do the driveway extension to their garage. They have always parked on the side of the garage and then go in and get the truck. She is fine with it. It will also help protect her fence. I did a summary of what we are trying to move forward. I talked with Caroline in Finance to verify this is what we are rolling forward. We could divert more funds from 611. We could deplete those reserves. But sharing the cost seems logical because it is for the yard as well, not just the health and sanitation office.

Vice-Chairwoman Jones asked if they were going to use any of the bricks from the Pyrenees.

Mr. Dallaire has seven pallets of those bricks and we will get more from Mr. Gilbert.

No public comment.

Motion Higuera/Slater to award town contract 2017-1615 PWP DO 2017-235 maintenance yard improvements and sidewalk extension to V & C Construction, in the amount of \$319,335. with a provision for a 10 percent increase of the contractor's price for testing and inspection and authorizing changes to the budget to be approved at the next meeting to cover the cost of the project. Motion carried with Chairman Miller absent.

9.  **For Possible Action:** Discussion to approve, approve with modifications, or deny the request from RO Anderson to accept maintenance of a portion of SIP 0057 for the final extension of Lasso Lane, including asphalt concrete paving, curb, gutter, sidewalk, storm drainage catch basin and outlet pipe, riparian pad, and new street light, within road right of way of Phase 2D of the Ranch at Gardnerville, recently renamed Heybourne Meadows, Phase 2D; with public comment prior to board action.

Mr. Dallaire went out there last night. The street light is working. The rip rap is still not done. I don't know if it got done today. The only thing he has left is the rip rap on our list of things to do. Contingent on that getting finished we can sign off on it.

Mr. Rob Anderson, on behalf of Heybourne Meadows LLC, is agreeable to all of Tom's recommendations and at this time we would like your approval and subsequent letter accepting the improvements as constructed. We fully expect the developer will ultimately sell these lots. Phase 2C has been sold. Phase 2D I expect to sell relatively quickly. We hope next spring to come to you with Phase 2E.

No further public comment.

Motion Higuera/Wenner to approve the request from RO Anderson to accept maintenance of a portion of SIP 0057 for the final extension of Lasso Lane, including asphalt concrete paving, curb gutter, sidewalk, storm drainage, catch basin and outlet pipe, riparian pad and new street light within the road right of way of Phase 2D of the Ranch at Gardnerville recently renamed Heybourne Meadows Phase 2D. Motion carried with Chairman Miller absent.

10.  **For Possible Action:** Discussion to approve, approve with modifications, or deny the Town Social Media Policy; with public comment prior to board action.

Attorney Yturbide went back to determine whether or not the county had intended the town to fall within that. They really didn't. They were talking about the county. Carol and I met and Carol took a stab at changing it and I reviewed it. I asked her to present in your packet the marked up version so you could see what changes had been made and then if all of those changes were accepted she has the social media policy behind it. So we've come back to you with that policy for your consideration. You don't have one currently. I believe Carol went to a meeting and workshop where they suggested that one be put in place and that's how it came to be.

Mrs. Wenner asked how long and who keeps track of the social media.

Attorney Yturbide thought the company that keeps the information holds it for as long as it is required. I don't know offhand the amount of time. But you do have people review your social policy. Carol is the person who is in charge of looking through.

Mrs. Slater thought it could be reviewed at different times. If something comes up we would have the ability to modify it.

Vice-Chairwoman Jones found a few typos. In the non-redline version in section 6, duties of designated administrators, paragraph A, the formatting is off. And between paragraph B there is no paragraph C and there is an extra space. Section 6 there is no C. It just skips C. On the first page of the policy Douglas County still appears in the first paragraph under purpose. And we have the same numbering problem paragraph 2e is missing. I can see where there is formatting and there are hard returns that shouldn't be there. The most glaring is that Douglas County needs to be deleted from paragraph 1. So formatting staff can do without us, but I am actually asking two words to be removed. That has to be incorporated in the final motion.

No public comment.

Motion Wenner/Slater to approve the modifications for the town's social medial policy with the changes Cassandra mentioned. Motion carried with Chairman Miller absent.

11.  **Not For Possible Action: Discussion on the Town Attorney's Monthly Report of activities for October 2017.**

Attorney Ytrurbide attended meetings. The last meeting I did the power point presentation on the open meeting law. I also worked on the social media policy; had discussions and meetings regarding an employment matter; the truck purchase and getting the truck here; also the public works project that we just discussed. I wasn't able to attend the earlier workshop. I was in court. I did review the power point presentation for the annual meeting and prepared the agenda for today and have answered other questions from staff.

12.  **Not For Possible Action: Discussion on the Town Manager's Monthly Report of activities for October 2017.**

Mr. Dallaire asked if there were any questions. Item 8 is the Plan for Prosperity. We had mentioned with the urban service boundary we talked about updating the Plan for Prosperity. They weren't supporting us moving the urban boundary. They want us to go through the process with the Plan for Prosperity update and have that plan show where the boundary will be. It will take a few months. The bill on that is \$160,000 for both plans for Minden and Gardnerville. We would go about doing it regionally. It would run about \$80,000 each. The last one was about \$75,000. The scope of work is attached and it would be the Minden-Gardnerville Plan for Prosperity 2040. It is on page 12-4 number 8. What Jennifer and I came up with are items we want to work on that determine the future boundaries for both towns. I think we have ours identified up until north of Chichester and the Ranch. Then David Park needs to be involved to explain what he is planning on doing. Our hope is we can go to the community, find out what the issues are and then go back to the developers and see how we fix the issues. I talked to Butch Peri and he is excited about this process. I think the rest of the landowners will be as well. This will change the master plan and if they want to change what we have identified then they will have to go back through the master plan process. We will lose the receiving area part of it. We need to make sure once the town reaches its limits that we are sustainable and not losing money maintaining all the infrastructure. I have been talking to other consultants and getting a feel for how to go about this. We need to look at this valley wide. We need to make sure the county gets a clear picture of what we are trying to do. I think once we get the plan done it will help their process as a landowner. They have been at the table the whole time and are committed to this type of work. We are looking at transportation, trails, agricultural, bike plans, drainage, regional flood improvements, recreation, complete streets and incorporating public art. We also need to address the housing need. We will go over two budget cycles with the cost. It would be about \$40,000 this year and \$40,000 next year. Bruce Race did the original plan. He is very interested in doing both towns together. We need to get the transportation plan a little more indepth. There are still some questions on his scope of work and who is in charge of what.

Vice-Chairwoman Jones noted the scope says county facilities, but it doesn't mention facilities you would need as the community builds out. It isn't technically a county facility, like a school, post office or a maintenance yard. So government facilities might be a better term.

Mr. Dallaire and Jennifer (Minden town manager) drafted a version and she thought about it and made it simpler, more straight forward and shorter. We sent that off to Terry White and Todd Carlini. I will make sure they are involved in this process and have a seat at the table along with business owners and residents. Getting a citizen

advisory committee put together is what we will need to do. We can do an invitation and send it out to some of the key businesses in town making sure they participate.

Vice-Chairwoman Jones asked if the scope of services would also include looking at existing infrastructure or existing zoning. How do we take old homes and revitalize them? There are not that many deep pockets capable of rejuvenating some of these buildings. So how do we take the small houses that are falling down and maybe there is a small business that wants to buy it and fix it up. Will this plan include revitalizing?

Mr. Dallaire will include what we had before.

Vice-Chairwoman Jones felt it's not so much vacant parcels, but we should be looking at more than just how do we develop vacant land. We should be looking at how do we develop land that isn't vacant but isn't being used to its best potential. Maybe that's because the building is old or zoned wrong. I'd hate to have a discussion that only focuses on how do we keep building outward without also talking about how do we invest in

Vice-Chairwoman Jones said not so much vacant parcels or work force but we should be looking at more than vacant land. I would hate to have a discussion that only encompasses how we keep building outwards.

Mr. Higuera believed we've known for a while we want to update the plan.

Mr. Dallaire was hoping to go about it a different way.

Ms. Wenner agrees we need to get the projects finished before we go on to the next project.

Mr. Dallaire pointed out Kingslane is going to be coming. I sent an email to Dean last Thursday. I haven't heard back from him. It's time to sit in his office. We have three opportunities for community workshops. We will have a separate meeting with the property owners after the initial workshop. We don't want to lose the 395 corridor as the commercial core. We can't wait for the developer to come up with what they want. I am hoping we can get Heather Ferris from the county assigned to this.

Mrs. Slater likes the concept. I don't want projects to be pushed aside and made this as a priority. The things you listed here A through H become the town's priority first and foremost. I don't want the Plan for Prosperity to be shoved out of the entire picture but I just don't want it to be the priority. These other items have been set aside because of monetary issues.

Mr. Dallaire explained he plan is something that will take some time to do. From what we heard today the master plan isn't until December of next year.

Ms. Wenner heard Mimi say June.

Mr. Dallaire shared Minden's board is excited about the plan and combining with us. Their meeting is tomorrow. In the time I need to get these connections made and everyone on board I needed to make you aware of the scope of work. In the document it has their budget. It has the time schedules.

Vice-Chairwoman Jones mentioned it will take time. If part of this is underlying the development department coming back and saying adjusting your urban service boundaries means you need to tell us what you intend to do, where you want to be 20 years from now. By the time we get back to asking for a master plan amendment for an adjustment to the urban service boundaries we better have built community consensus. That is not just an important process to the Plan for Prosperity, it is important to the ultimate goal of moving out the urban service boundary.

Mr. Dallaire will bring it back with a formal proposal. We are looking at a September end date just in time to get it submitted. The last process was about the same time frame. I will bring it back next month. Let me know if you have any concerns. I gave you the presentation I made on Main Street at the Nevada League of Cities conference. We did listen to Dean Heller at the conference. He had a lot of comments where they are going in the government. I think Main Street presentation went well.

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

Ms. Wenner has no updates.

Mrs. Slater attended the Nevada League of Cities and Municipalities conference. We started the opening ceremonies and general session off with Mr. Matt Jones as the motivational speaker. He is a three time cancer survivor. The man was totally awesome. If that didn't inspire you nothing would. There were many fine speakers and they addressed a wide range of issues that our communities face today. The workshops provided insight into the

issues that affect all of our communities. There was ample time after the presentations to ask questions and get answers. I did make contact with Kevin Berry, Department of Transportation. He gave a presentation and we were all kind of sitting there. My husband Randy happened to bring up the fact it seems like the state is quite consumed with the connectivity with major freeways coming from Arizona and the huge big issues that affect the large city overall. They seem to be neglecting the needs in the small towns and cities. So I talked with Mr. Berry later and he works with Lee Bonner. I told him we used to get results. But since we haven't had that contact, it seems like we can't even get the safety issues approved. These projects have been out there for years. You cannot continue to neglect the small towns and GID's. I gave him Tom's number.

Mr. Dallaire has received a call. We are supposed to talk on Thursday. I wrote all the notes down you and I talked about. It's just getting connected with him.

Mrs. Slater advised after Randy spoke up David Bobson from the City of Sparks and everybody else said that's an extremely valid point. Even Sparks can't get anything done. They are neglecting all the middle and lower. So he promised to get back and take care of it.

Mr. Dallaire mentioned at the end of the month NDOT is coming to discuss their annual projects.

Mrs. Slater had a board of directors meeting and selected our new officers for 2018. I was voted in to represent the at large towns and GID's for the third and final term. The conference was well attended. If it goes right Winnemucca is the next venue.

Mr. Higuera reported he did not attend the Main Street meeting. The big item on their agenda was the state application. The board was working as a collective group to put the finishing touches on with Debbi. Debbi has filed it with the state. I thought the application came out very nice. They did a very good job. We are filed and on our way to the state main street program. We were grandfathered in but they wanted us to go through all of the process.

Mr. Dallaire thought there are still some numbers they need to gather. But the CDBG staff was having issues with everybody coming up with vacancy rates, square footage of buildings. I am working with Eric on a collector app that Main Street should be able to use.

2nd PUBLIC INTEREST COMMENTS period (No action will be taken)

Mr. LaCost talked with Connie from Minden Main Street and they are still having their Turkey Trot. She asked permission, and I granted it, if they could run down part of Spruce and up Wildrose. There are no road closures.

Mr. Dallaire reminded everyone the Christmas Kickoff is 5:00 p.m.

Meeting adjourned at 5:52 p.m.

Cassandra Jones
Vice-Chairwoman

Tom Dallaire
Town Manager

Gardnerville Town Board

AGENDA ACTION SHEET



1. **For Possible Action:** Correspondence

2. **Recommended Motion:** Receive and file
Funds Available: Yes N/A

3. **Department:** Administration

Prepared by: Tom Dallaire

4. **Meeting Date:** December 5, 2017 **Time Requested:** N/A

5. **Agenda:** Consent Administrative

6. **Background Information:** See attached.

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

8. **Board Action:**

- Approved Approved with Modifications
 Denied Continued

Dallaire, Tom

From: Nevada League of Cities & Municipalities <jwalker@nvleague.org>
Sent: Tuesday, November 07, 2017 9:42 AM
To: Dallaire, Tom
Subject: City Courier - November 2017



NEVADA
LEAGUE OF CITIES AND MUNICIPALITIES

City Courier



2017 & 2018 Upcoming Events

November 15-18, 2017
National League of Cities'
City Summit, Charlotte, NC

January 2018 - TBD
Board of Directors Meeting
Henderson, NV

September 10-13, 2018
NLC&M Annual Conference
Hosted by: City of Winnemucca

Job Opportunities

Reno, NV - [Job Opportunities](#)

What's Happening Around the League

The League would like to thank everyone who attended our Annual Conference in Mesquite. The conference was a success and special thanks to our sponsors for helping us make it possible.

The Board of Directors met at the Annual Conference and approved the Nominating Committee's recommendations of the following positions on the Executive Committee: President Gerri Schroder, Councilwoman, City of Henderson; Vice President David Bobzien, Councilman, City of Reno; Secretary/Treasurer Daniel Corona, Mayor, City of West Wendover; At-Large Councilman Stavros Anthony, City of Las Vegas; At-Large Mayor Pro-Tem Geno Withelder, City of Mesquite; At-Large Board Member Linda Slater, Town of Gardnerville. All terms begin in January.

The National League of Cities' City Summit, Charlotte, North Carolina is fast approaching and registration is still open. [NLC Conference Registration](#). We have several cities who will be in attendance and looking forward to seeing you all in Charlotte.

The Investiture of our 2018 officers will be held during the next Board of Directors meeting in January. More information will be distributed next month.

"Friends of the League"

PLATINUM

Willis Pooling
Wells Fargo

GOLD

CenturyLink
Nevada Rural Housing Authority
Republic Services

SILVER

Charles Abbott & Associates
NV Energy
Voya Financial

COPPER

L/P Insurance Services
Las Vegas Metro Chamber
of Commerce
Stradling Yocca Carlson & Rauth
Western Insurance Specialties

We appreciate your support!

For information on becoming a "Friend of the League" please [click here](#).

At our last board meeting in April the League adopted Resolution 17-01

Putnum named Public Official of the Year

Honor comes from the Nevada League of Cities & Municipalities

Winnemucca's mayor was honored as the "Public Official of the Year" at our Annual Conference last month. NLC&M recognized Putnam at the end of her 11th year in office for the active role she has played in each legislative session and her participation on the NLC&M Board of Directors. NLC&M chose Putnum because of her dynamic leadership, dedication and the ability to work well with others.



2017 Governor's Points of Light Awards Recipients

NV Nevada Volunteers

RENO/LAS VEGAS October 6, 2017 - Nevada Volunteers, the Governor's Commission on Service, is pleased to announce the recipients of the 2017 Governor's Points of Light Awards, the highest honor bestowed on a volunteer in Nevada.



2017 Governor's Point of Light Recipients

The finalists and recipients of the awards truly embody the strength and unity of Nevadans serving as points of light in their communities. The seven award recipients were announced by Lieutenant Governor Mark Hutchison at the Annual Governor's Points of Light Awards Ceremony on October 5, 2017.

[Click here for a complete list of recipients.](#)



For more information:

Sarah Lindsay
Email: uscommunities@naco.org

100 days into new job, Scott Adams has big plans for Las Vegas

By Jamie Munks Las Vegas Review-Journal

Phone: 202-942-4290
U.S. Communities Government
Purchasing Alliance
| www.uscommunities.org



NLC Service Line
Warranty Program

- Nearly 12,000 households in Nevada enjoy sewer, water and/or in-home plumbing line coverage
- Over \$315,000 paid in repair costs
- Over 99% of Nevada claims approved
- Endorsed by the NLC&M
- Homeowners are educated about their service line responsibilities

What Nevada Customers are saying...

"I already told a neighbor how easy and wonderful your service is and he signed up. North Las Vegas did an outstanding job partnering with you. You did an outstanding job fixing our leak.

- Nancy S., North Las Vegas

To learn more about this unique program and how it can bring revenue and peace of mind to your community, please contact:

Call 407-616-2239 for more information.

Newly minted Las Vegas City Manager Scott Adams spent his first 100 days on the job touting Cashman Center and Symphony Park to developers and creating a program to keep at-risk city neighborhoods from slipping further into blight.



City Manager
Scott Adams

Those were a few of the initiatives Adams reported to the City Council on Wednesday, asserting that the 100-day plan he pitched while vying for the city manager job wasn't "window dressing." The city has pivoted from pushing the Cashman site as the perfect location for an NFL stadium to floating it as a possibility for Amazon's second headquarters.

The difference now is that with the Las Vegas 51s announcing they will move to a new Summerlin stadium, developers could look at Cashman knowing the site is fully available, Adams said. A United Soccer League expansion team will start playing at Cashman next year, but the city can opt out of that lease agreement.

Downtown development

Cashman and the city's Symphony Park are downtown sites with opportunity for catalytic development, and the city is waiting for a market study by World Market Center on convention space, Adams said.

Adams is also "confident" the vacant space at the city-owned Symphony Park will fill in with housing projects. Envisioned as a vibrant center in downtown Las Vegas, the former railyard is home to The Smith Center for the Performing Arts and the Lou Ruvo Center for Brain Health. But parcels sit vacant even as development in the valley has picked up following the recession.

Adams said Wednesday he's "very confident" the council will get to weigh in on two or three housing projects there. "We've been vetting out a number of major developers," Adams said. A study by World Market Center on convention space is pending, but putting a convention center closer to the downtown hotel base could position the city to host more conventions and large meetings, Adams said. Cashman Center's convention area will close at the end of the year.

Elsewhere in city

Adams' focus is on rebuilding other areas. The city is developing a multifamily residential improvement program, a vacant building and abandoned property program, a neighborhood grant program and online services catering to neighborhoods and community groups, Adams said. The city is using data to determine which neighborhoods need the most help.



Nevada League of Cities & Municipalities are pleased to announce our new partnership with BoardDocs®, a cloud-based board management solution. As you know, the NLC&M works to improve governance throughout Nevada. With NLC&M BoardDocs, our goal is to help leaders with board management processes so they can further enhance opportunities for all constituents and the community. We see this partnership as another important way to serve our membership.

BoardDocs' powerful and easy-to-use services have helped well over 2,000 organizations dramatically lower costs, increase transparency and reduce board-related staff time by up to 75 percent from day one.

If you would like more information about NLC&M BoardDocs or have questions about the partnership, please contact the League office.

"We're a rapidly growing metropolitan area, and we're the urban core," Adams said. "There are neighborhoods in our city that are at risk."

Councilwoman Lois Tarkanian, who represents one of the city's central wards, said plans should take into account homelessness and squatters.

For the first time, Adams said, the city is reinvesting redevelopment agency money-previously used only for commercial projects - into residential endeavors. "If we don't address those at-risk neighborhoods, they'll continue to slide. And I don't want to see them take the rest of the city with it," Adams said.

Internally, the city is facing a "silver tsunami": 1,000 city employees, 30 percent of the workforce, will be eligible to retire within the next five years. Adams is leading a three-year plan focused on training, cross-training and getting experienced employees to share some of their institutional knowledge before they retire.

"There will be a big fight for a qualified labor force," Adams said.

National Efforts to Combat Opioid Epidemic Must Include Funding, Focus on Medical Treatment

NLC Press Release

WASHINGTON

President Donald Trump elevated the federal response to the opioid addiction crisis by finally declaring it a public health emergency - but without opening up any

new federal funding to combat the epidemic. The National League of Cities (NLC) has worked with federal, state and local officials across the country to help stem the tide of opioid abuse, which claims 91 lives every day. In response to today's White House announcement, National League of Cities (NLC) CEO and Executive Director Clarence E. Anthony issued the following statement:

"We are disappointed that President took two months to act after acknowledging the opioid epidemic is one of the most serious public health crisis of a generation, but we are hopeful that today's declaration is finally a sign of positive momentum. We have long believed that the increasing number of people addicted to heroin, painkillers and other opioid derivatives has



warranted the declaration of a national emergency.

"We urge the administration to commit additional treatment resources to communities combatting the opioid epidemic and provide local governments with the tools needed to combat this crisis. As the first responders on the frontlines of this crisis, local leaders, law enforcement officers and medical providers know that you can't arrest your way out of addiction.

"We welcome opportunities to collaborate with the federal government to make sure next steps in combatting this crisis focus on medical treatment over criminal punishment. Ultimately, true progress will only come if federal, state and local governments work together. Today's announcement should be an opportunity for the federal government to open a dialogue with local leaders who on the ground tackling these challenges."

STAY CONNECTED



Nevada League of Cities & Municipalities, 310 S. Curry Street, Carson City, NV 89703

[SafeUnsubscribe™ tdallaire@co.douglas.nv.us](#)

[Forward this email](#) | [Update Profile](#) | [About our service provider](#)

Sent by jwalker@nvleague.org in collaboration with

Constant Contact 

Try it free today

Gardnerville Town Board

AGENDA ACTION SHEET



1. **For Possible Action:** Approve Health and Sanitation & Public Works Departments Monthly Report of activities
2. **Recommended Motion:** Approve as submitted
Funds Available: Yes N/A
3. **Department:** Administration
Prepared by: Carol Louthan
4. **Meeting Date:** December 5, 2017
5. **Time Requested:** N/A
6. **Agenda:** Consent Administrative
7. **Background Information:**
Trash (October landfill figures) **Credit Cards** (October figures)

Residential Accounts	1789
Commercial Accounts	
Green Waste Accounts	1381
Recycling Accounts	0
Cleanup Dumpsters	9
X cans	345
# of new residential accounts	4 accts transferred to new owners
# of new commercial accounts	0
Minimum User Accounts	29
Total tons of trash	362.53
Total tons of Greenwaste	62.67

Total Amount	\$22,179.26	
Total Transactions	220	
Visa	189	\$12,936.21
Mastercard	27	\$ 2,072.21
Am Ex & Discvr	4	\$ 253.17
Terminal		\$ 329.82
E checks		\$ 6,587.85

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

Gardnerville Town Board
AGENDA ACTION SHEET



1. **For Possible Action:** Approve November 2017 claims.
2. **Recommended Motion:** Approve as submitted
Funds Available: Yes N/A
3. **Department:** Administration

Prepared by: Carol Louthan
4. **Meeting Date:** December 5, 2017 **Time Requested:** N/A
5. **Agenda:** Consent Administrative
6. **Background Information:** See attached.
7. **Other Agency Review of Action:** Douglas County N/A
8. **Board Action:**
 Approved Approved with Modifications
 Denied Continued



Accounts Payable by G/L Distribution Report

G/L Date Range 10/01/17 - 10/31/17

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 610 - Gardnerville Town										
Department 921 - Gardnerville Admin										
Account 510.150 - Board Compensation										
4288 - Higuera Lloyd W	10/17 BOARD	Gardnerville	Paid by Check # 668762		09/28/2017	10/04/2017	10/04/2017		10/06/2017	250.00
24008 - Jones Cassandra Esq	10/17 BOARD	Gardnerville	Paid by Check # 668775		09/28/2017	10/04/2017	10/04/2017		10/06/2017	250.00
28960 - Miller Kenneth	10/17 BOARD	GVILLE	Paid by Check # 668802		09/28/2017	10/06/2017	10/06/2017		10/06/2017	275.00
2969 - Slater Linda	10-17 BOARD	TOWN OF GARDNERVILLE	Paid by Check # 668865		09/28/2017	10/06/2017	10/06/2017		10/06/2017	250.00
8364 - Wenner Mary	10-17 BOARD	TOWN OF GARDNERVILLE	Paid by Check # 668903		09/28/2017	10/06/2017	10/06/2017		10/06/2017	250.00
Account 510.150 - Board Compensation Totals Invoice Transactions 5										
20219 - NV ST Public Employees	10-17 PREMIUMS	731	Paid by Check # 669193		10/13/2017	10/13/2017	10/13/2017		10/13/2017	9.68
Account 511.201 - PEBS-Ret.Medical										
Account 511.201 - PEBS-Ret.Medical Totals Invoice Transactions 1										
29103 - Frontier	782-7134 9-17	77578271340502795	Paid by Check # 668742		09/16/2017	10/06/2017	10/06/2017		10/06/2017	112.07
29103 - Frontier	782-3856 9/17	77578238560808025	Paid by Check # 668742		09/16/2017	10/06/2017	10/06/2017		10/06/2017	54.12
13097 - Verizon Wireless	9793737140	84201114600001	Paid by Check # 669483		10/01/2017	10/20/2017	10/20/2017		10/20/2017	325.99
Account 520.055 - Telephone Expense Totals Invoice Transactions 3										
25294 - F P Mailing Solutions	RU103374217	600003046	Paid by Check # 668725		09/15/2017	10/06/2017	10/06/2017		10/06/2017	45.00
Account 520.060 - Postage/Po Box Rent										
Account 520.060 - Postage/Po Box Rent Totals Invoice Transactions 1										
21673 - Dallaire Tom	Dallaire	Travel Claim	Paid by Check # 668699		09/13/2017	10/03/2017	10/03/2017		10/06/2017	129.08
12997 - Do Co Procurement Program	9-17 DALLAIRE	TOWN OF GARDNERVILLE	Paid by Check # 669272		09/27/2017	10/20/2017	10/20/2017		10/20/2017	409.73
12997 - Do Co Procurement Program	9-17 LOUTHAN	TOWN OF GARDNERVILLE	Paid by Check # 669272		09/27/2017	10/20/2017	10/20/2017		10/20/2017	523.95
21673 - Dallaire Tom	10/10-12/17	TRAVEL	Paid by Check # 669590		10/13/2017	10/26/2017	10/26/2017		10/26/2017	82.16
2969 - Slater Linda	10-10/10-13-17	TRAVEL/MILEAGE/MEA LS	Paid by Check # 669735		10/13/2017	10/26/2017	10/26/2017		10/26/2017	623.27
Account 520.064 - Travel Totals Invoice Transactions 5										
Account 520.064 - Travel Totals Invoice Transactions 5										
\$1,275.00										
\$9.68										
\$492.18										
\$45.00										
\$45.00										
\$129.08										
\$409.73										
\$523.95										
\$82.16										
\$623.27										
\$1,768.19										



Accounts Payable by G/L Distribution Report

G/L Date Range 10/01/17 - 10/31/17

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 610 - Gardnerville Town Department 921 - Gardnerville Admin Account 520.084 - Replacement & Repair 9-17 TUTHILL		TOWN OF GARDNERVILLE	Paid by Check # 669272		09/27/2017	10/20/2017	10/20/2017		10/20/2017	20.50
				Account 520.084 - Replacement & Repair Totals			Invoice Transactions 1			\$20.50
2924 - NV Energy	2856009 9-17	2856009	Paid by Check # 669381		09/26/2017	10/20/2017	10/20/2017		10/20/2017	468.26
				Account 520.089 - Power			Invoice Transactions 1			\$468.26
3021 - Southwest Gas-Las Vegas	0015779022 10 -17	2410015779022	Paid by Check # 669448		10/13/2017	10/20/2017	10/20/2017		10/20/2017	23.14
3021 - Southwest Gas-Las Vegas	1072224004 10 -17	2411072224004	Paid by Check # 669448		10/13/2017	10/20/2017	10/20/2017		10/20/2017	34.80
3021 - Southwest Gas-Las Vegas	1188600002	2411188600002	Paid by Check # 669448		10/13/2017	10/20/2017	10/20/2017		10/20/2017	39.14
				Account 520.092 - Heating			Invoice Transactions 3			\$97.08
2030 - Minden-Gardnerville Sanitation	17-100285	0296	Paid by Check # 669063		10/01/2017	10/13/2017	10/13/2017		10/13/2017	67.71
2030 - Minden-Gardnerville Sanitation	17-100574	0594	Paid by Check # 669063		10/01/2017	10/13/2017	10/13/2017		10/13/2017	21.16
				Account 520.093 - Utilities-Sewer			Invoice Transactions 2			\$88.87
8197 - Carson Valley Telephone Co	17304	GVILLE	Paid by Check # 669577		10/13/2017	10/26/2017	10/26/2017		10/26/2017	47.50
				Account 520.097 - Maint B&G			Invoice Transactions 1			\$47.50
4753 - Ricoh USA Inc	5050575599	16769392	Paid by Check # 669421		10/01/2017	10/20/2017	10/20/2017		10/20/2017	66.60
				Account 520.136 - Rents & Leases Equipment			Invoice Transactions 1			\$66.60
6680 - Secretary Of State	9-17 NICHOLSON	TOWN OF GARDNERVILLE/APP FOR APPT-NOTARY	Paid by Check # 669428		10/12/2017	10/20/2017	10/20/2017		10/20/2017	35.00
				Account 520.170 - Memberships			Invoice Transactions 1			\$35.00
32036 - Spectrum Business	0012509 10/17	8354110060012509	Paid by Check # 669452		10/02/2017	10/20/2017	10/20/2017		10/20/2017	64.99
32036 - Spectrum Business	0598044 10/17	8354110060598044	Paid by Check # 669453		09/28/2017	10/20/2017	10/20/2017		10/20/2017	34.99
				Account 520.187 - Internet Expense			Invoice Transactions 2			\$99.98



Accounts Payable by G/L Distribution Report

G/L Date Range 10/01/17 - 10/31/17

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 610 - Gardnerville Town Department 921 - Gardnerville Admin Account 520.200 - Training & Education										
8466 - Business Council Of Douglas Co	3681	GVILLE	Paid by Check # 668670		09/19/2017	10/06/2017	10/06/2017	10/06/2017	10/06/2017	65.00
2398 - NV ST Dept Of Agriculture	11-17 TESTING	CERTIFIED PESTICIDE APPLICATOR TESTING (3)	Paid by Check # 668820		09/28/2017	10/06/2017	10/06/2017	10/06/2017	10/06/2017	150.00
12997 - Do Co Procurement Program	9-17 KIDD	HR	Paid by Check # 669272		09/27/2017	10/20/2017	10/20/2017	10/20/2017	10/20/2017	75.00
			Account 520.200 - Training & Education Totals				Invoice Transactions 3			\$290.00
27041 - Main Street Gardnerville	12-PYMT	GVILLE	Paid by Check # 668795		09/28/2017	10/06/2017	10/06/2017	10/06/2017	10/06/2017	45,000.00
			Account 521.100 - Professional Services Totals				Invoice Transactions 1			\$45,000.00
12372 - Jennifer Yturbe Law PC Corp	236	GVILLE	Paid by Check # 669650		10/06/2017	10/26/2017	10/26/2017	10/26/2017	10/26/2017	2,420.00
			Account 521.130 - Legal Services Totals				Invoice Transactions 1			\$2,420.00
21673 - Dallaire Tom	8-17	Reimbursement	Paid by Check # 668699		08/15/2017	10/03/2017	10/03/2017	10/06/2017	10/06/2017	1,065.00
31463 - SeamlessDocs Inc	1797	TOWN OF GARDNERVILLE	Paid by Check # 669108		10/01/2017	10/13/2017	10/13/2017	10/13/2017	10/13/2017	600.00
12997 - Do Co Procurement Program	9-17 DALLAIRE	TOWN OF GARDNERVILLE	Paid by Check # 669272		09/27/2017	10/20/2017	10/20/2017	10/20/2017	10/20/2017	123.50
			Account 532.056 - Subscriptions Totals				Invoice Transactions 3			\$1,788.50
2549 - Dallaire Tom-Petty Cash	10-17 GVILLE	PETTY CASH	Paid by Check # 668993		09/27/2017	10/13/2017	10/13/2017	10/13/2017	10/13/2017	10.00
12997 - Do Co Procurement Program	9-17 DALLAIRE	TOWN OF GARDNERVILLE	Paid by Check # 669272		09/27/2017	10/20/2017	10/20/2017	10/20/2017	10/20/2017	395.48
12997 - Do Co Procurement Program	9-17 LACOST	TOWN OF GARDNERVILLE	Paid by Check # 669272		09/27/2017	10/20/2017	10/20/2017	10/20/2017	10/20/2017	12.30
12997 - Do Co Procurement Program	9-17 LOUTHAN	TOWN OF GARDNERVILLE	Paid by Check # 669272		09/27/2017	10/20/2017	10/20/2017	10/20/2017	10/20/2017	185.41
			Account 533.800 - Office Supplies Totals				Invoice Transactions 4			\$603.19
16648 - E Squared C Inc	44189	GVILLE	Paid by Check # 669290		10/02/2017	10/20/2017	10/20/2017	10/20/2017	10/20/2017	37.50
			Account 533.806 - Software Totals				Invoice Transactions 1			\$37.50
2549 - Dallaire Tom-Petty Cash	10-17 GVILLE	PETTY CASH	Paid by Check # 668993		09/27/2017	10/13/2017	10/13/2017	10/13/2017	10/13/2017	16.00
			Account 550.001 - Miscellaneous Expenses Totals				Invoice Transactions 1			\$16.00



Accounts Payable by G/L Distribution Report

G/L Date Range 10/01/17 - 10/31/17

Vendor: Fund 610 - Gardiner ville Town

Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Department 921 - Gardiner ville Admin Totals									
									\$54,669.03

Invoice Transactions 41



Accounts Payable by G/L Distribution Report

G/L Date Range 10/01/17 - 10/31/17

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 610 - Gardnerville Town Department 923 - Parks & Recreation Account 520.037 - Weed Spraying										
18821 - Fastenal Industrial/Cons Suppl	NVMIN66030	NVMIN0011	Paid by Check # 669302		09/26/2017	10/20/2017	10/20/2017	10/20/2017	10/20/2017	59.20
Account 520.037 - Weed Spraying Totals Invoice Transactions 1										
1268 - Ewing Irrigation Products	4078744	30447	Paid by Check # 669004		09/13/2017	10/13/2017	10/13/2017	10/13/2017	10/13/2017	178.19
2510 - Parts House	763861	4170	Paid by Check # 669090		09/25/2017	10/13/2017	10/13/2017	10/13/2017	10/13/2017	16.93
13485 - Ahern Rentals Inc	18031489-1	205304	Paid by Check # 669201		09/06/2017	10/20/2017	10/20/2017	10/20/2017	10/20/2017	14.98
13485 - Ahern Rentals Inc	18046892-1	205304	Paid by Check # 669201		09/11/2017	10/20/2017	10/20/2017	10/20/2017	10/20/2017	7.98
13485 - Ahern Rentals Inc	18092950-1	205304	Paid by Check # 669201		09/20/2017	10/20/2017	10/20/2017	10/20/2017	10/20/2017	27.97
726 - Central Systems Electric Inc	204411	TOWNGA	Paid by Check # 669249		09/11/2017	10/20/2017	10/20/2017	10/20/2017	10/20/2017	13.56
8037 - Crop Production Services, Inc.	34456196	1119549	Paid by Check # 669264		09/28/2017	10/20/2017	10/20/2017	10/20/2017	10/20/2017	1,010.00
12997 - Do Co Procurement Program	9-17 LOUTHAN	TOWN OF GARDNERVILLE	Paid by Check # 669272		09/27/2017	10/20/2017	10/20/2017	10/20/2017	10/20/2017	79.98
27147 - Impact Construction Inc	1136	GVILLE	Paid by Check # 669337		09/27/2017	10/20/2017	10/20/2017	10/20/2017	10/20/2017	1,078.00
12198 - O'Reilly Automotive Inc	3530-144112	1075650	Paid by Check # 669390		09/07/2017	10/20/2017	10/20/2017	10/20/2017	10/20/2017	25.98
2680 - Renner Equipment Co Inc	S28506	GARDN003	Paid by Check # 669417		09/18/2017	10/20/2017	10/20/2017	10/20/2017	10/20/2017	25.63
2680 - Renner Equipment Co Inc	S28770	GARDN003	Paid by Check # 669417		09/25/2017	10/20/2017	10/20/2017	10/20/2017	10/20/2017	42.37
2680 - Renner Equipment Co Inc	S29044	GARDN003	Paid by Check # 669417		09/30/2017	10/20/2017	10/20/2017	10/20/2017	10/20/2017	80.60
Account 520.084 - Replacement & Repair Totals Invoice Transactions 13										
2924 - NV Energy	791804 9-17	791804	Paid by Check # 669382		09/28/2017	10/20/2017	10/20/2017	10/20/2017	10/20/2017	464.62
Account 520.089 - Power Totals Invoice Transactions 1										
2153 - Minden Town of	1862.01 9/17	1862.01	Paid by Check # 669062		09/26/2017	10/13/2017	10/13/2017	10/13/2017	10/13/2017	28.55
Account 520.090 - Water Totals Invoice Transactions 1										
Account 520.090 - Water Totals Invoice Transactions 1										



Accounts Payable by G/L Distribution Report

G/L Date Range 10/01/17 - 10/31/17

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 610 - Gardnerville Town Department 923 - Parks & Recreation										
Account 520.093 - Utilities-Sewer										
2030 - Minden-Gardnerville Sanitation	17-100756	0778	Paid by Check # 669063		10/01/2017	10/13/2017	10/13/2017	10/13/2017	10/13/2017	126.96
				Account 520.093 - Utilities-Sewer Totals				Invoice Transactions 1		\$126.96
Account 532.003 - Gas & Oil										
3814 - Flyers Energy LLC	CFS1485051	8308	Paid by Check # 668736		09/15/2017	10/06/2017	10/06/2017	10/06/2017	10/06/2017	142.30
3814 - Flyers Energy LLC	CFS1493924	8308	Paid by Check # 669309		09/30/2017	10/20/2017	10/20/2017	10/20/2017	10/20/2017	35.11
				Account 532.003 - Gas & Oil Totals				Invoice Transactions 2		\$177.41
Account 533.817 - Small Projects										
7617 - Lantis Fireworks & Lasers	17207	GVILLE	Paid by Check # 669663		10/11/2017	10/26/2017	10/26/2017	10/26/2017	10/26/2017	4,000.00
				Account 533.817 - Small Projects Totals				Invoice Transactions 1		\$4,000.00
				Department 923 - Parks & Recreation Totals				Invoice Transactions 20		\$7,458.91



Accounts Payable by G/L Distribution Report

G/L Date Range 10/01/17 - 10/31/17

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 610 - Gardnerville Town Department 926 - Other Public Works										
18821 - Fastenal Industrial/Cons Suppl	NVMIN66030	NVMIN0011	Paid by Check # 669302		09/26/2017	10/20/2017	10/20/2017	10/20/2017	10/20/2017	59.20
				Account 520.037 - Weed Spraying				Invoice Transactions 1		\$59.20
22307 - Chemsearch	2848268	623777	Paid by Check # 668687		09/05/2017	10/06/2017	10/06/2017	10/06/2017	10/06/2017	135.45
8491 - CMC Tire Inc	50003079	5512	Paid by Check # 669252		09/26/2017	10/20/2017	10/20/2017	10/20/2017	10/20/2017	2,030.32
8043 - Mark Smith Tire Center Inc	71700206132	A17-14675	Paid by Check # 669358		09/22/2017	10/20/2017	10/20/2017	10/20/2017	10/20/2017	393.70
12198 - O'Reilly Automotive Inc	3530-145636	1075650	Paid by Check # 669390		09/15/2017	10/20/2017	10/20/2017	10/20/2017	10/20/2017	5.99
				Account 520.084 - Replacement & Repair				Invoice Transactions 4		\$2,565.46
2924 - NV Energy	791804 10-17	791804	Paid by Check # 669383		10/06/2017	10/20/2017	10/20/2017	10/20/2017	10/20/2017	51.98
2924 - NV Energy	791804 10-17	791804	Paid by Check # 669384		10/07/2017	10/20/2017	10/20/2017	10/20/2017	10/20/2017	36.79
2924 - NV Energy	2856036 9-17	2856036	Paid by Check # 669380		09/26/2017	10/20/2017	10/20/2017	10/20/2017	10/20/2017	6,226.59
				Account 520.095 - Street Lights				Invoice Transactions 3		\$6,315.36
12997 - Do Co Procurement Program	9-17 LACOST	TOWN OF GARDNERVILLE	Paid by Check # 669272		09/27/2017	10/20/2017	10/20/2017	10/20/2017	10/20/2017	361.02
18821 - Fastenal Industrial/Cons Suppl	NVMIN65940	NVMIN0011	Paid by Check # 669302		09/21/2017	10/20/2017	10/20/2017	10/20/2017	10/20/2017	134.86
				Account 520.103 - Maint Road				Invoice Transactions 2		\$495.88
12997 - Do Co Procurement Program	9-17 KIDD	HR	Paid by Check # 669272		09/27/2017	10/20/2017	10/20/2017	10/20/2017	10/20/2017	75.00
12997 - Do Co Procurement Program	9-17 LOUTHAN	TOWN OF GARDNERVILLE	Paid by Check # 669272		09/27/2017	10/20/2017	10/20/2017	10/20/2017	10/20/2017	120.00
				Account 520.200 - Training & Education				Invoice Transactions 2		\$195.00
24984 - Farr West Engineering Inc	8963	R-4410-1324	Paid by Check # 669301		09/30/2017	10/20/2017	10/20/2017	10/20/2017	10/20/2017	2,297.50
				Account 521.200 - Engineering				Invoice Transactions 1		\$2,297.50
3814 - Flyers Energy LLC	CFS1485051	8308	Paid by Check # 668736		09/15/2017	10/06/2017	10/06/2017	10/06/2017	10/06/2017	418.08



Accounts Payable by G/L Distribution Report

G/L Date Range 10/01/17 - 10/31/17

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 610 - Gardnerville Town										
Department 926 - Other Public Works										
Account 532.003 - Gas & Oil										
3814 - Flyers Energy LLC	CFS1493924	8308	Paid by Check # 669309		09/30/2017	10/20/2017	10/20/2017	10/20/2017	10/20/2017	410.37
Account 532.003 - Gas & Oil Totals										
										\$828.45
Account 532.028 - Uniforms										
13485 - Ahern Rentals Inc	17784346-2	205304	Paid by Check # 669201		09/21/2017	10/20/2017	10/20/2017	10/20/2017	10/20/2017	(48.60)
13485 - Ahern Rentals Inc	17882366-2	205304	Paid by Check # 669201		09/21/2017	10/20/2017	10/20/2017	10/20/2017	10/20/2017	(40.50)
13485 - Ahern Rentals Inc	18096173-1	205304	Paid by Check # 669201		09/21/2017	10/20/2017	10/20/2017	10/20/2017	10/20/2017	100.00
13485 - Ahern Rentals Inc	18109166-1	205304	Paid by Check # 669201		09/25/2017	10/20/2017	10/20/2017	10/20/2017	10/20/2017	35.06
5785 - AlSCO Inc	LEN1289656	000330	Paid by Check # 669210		09/05/2017	10/20/2017	10/20/2017	10/20/2017	10/20/2017	4.39
5785 - AlSCO Inc	LEN1294095	000330	Paid by Check # 669210		09/19/2017	10/20/2017	10/20/2017	10/20/2017	10/20/2017	4.39
5785 - AlSCO Inc	LEN1296258	000330	Paid by Check # 669210		09/26/2017	10/20/2017	10/20/2017	10/20/2017	10/20/2017	4.39
30870 - Mallory Safety & Supply LLC	4338632	87639	Paid by Check # 669670		10/09/2017	10/26/2017	10/26/2017	10/26/2017	10/26/2017	165.69
4287 - Red Wing Business Advantage Account	2017101001469 2	TOWN OF GARDNERVILLE	Paid by Check # 669717		10/10/2017	10/26/2017	10/26/2017	10/26/2017	10/26/2017	94.49
Account 532.118 - Uniforms Totals										\$319.31
Account 532.118 - Major Repair and Maintenance										
6 - Do Co School District	17189272017	GVILLE	Paid by Check # 669275		09/27/2017	10/20/2017	10/20/2017	10/20/2017	10/20/2017	12,989.35
Account 532.118 - Major Repair and Maintenance Totals										\$12,989.35
Account 562.000 - Capital Projects										
2012 - Lumos and Associates Inc	95174	8939.001	Paid by Check # 668788		09/22/2017	10/04/2017	10/04/2017	10/06/2017	10/06/2017	785.50
14747 - Home Depot (Gville)	244058	6035322502697513	Paid by Check # 669641		06/20/2017	10/26/2017	10/26/2017	10/26/2017	10/26/2017	131.48
Account 562.000 - Capital Projects Totals										\$916.98
Department 926 - Other Public Works Totals										\$26,982.49
Fund 610 - Gardnerville Town Totals										\$89,110.43



Accounts Payable by G/L Distribution Report

G/L Date Range 10/01/17 - 10/31/17

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 611 - Gardnerville Health & San										
Department 925 - Health & Sanitation										
Account 510.150 - Board Compensation										
4288 - Higuera Lloyd W	10/17 BOARD	Gardnerville	Paid by Check # 668762		09/28/2017	10/04/2017	10/04/2017		10/06/2017	250.00
24008 - Jones Cassandra Esq	10/17 BOARD	Gardnerville	Paid by Check # 668775		09/28/2017	10/04/2017	10/04/2017		10/06/2017	250.00
28960 - Miller Kenneth	10/17 BOARD	GVILLE	Paid by Check # 668802		09/28/2017	10/06/2017	10/06/2017		10/06/2017	275.00
2969 - Slater Linda	10-17 BOARD	TOWN OF GARDNERVILLE	Paid by Check # 668865		09/28/2017	10/06/2017	10/06/2017		10/06/2017	250.00
8364 - Wenner Mary	10-17 BOARD	TOWN OF GARDNERVILLE	Paid by Check # 668903		09/28/2017	10/06/2017	10/06/2017		10/06/2017	250.00
Account 510.150 - Board Compensation Totals Invoice Transactions 5										
<hr/>										
Account 516.120 - Contract Salaries										
21697 - Blue Ribbon Personnel Services	46581	653202	Paid by Check # 668662		09/22/2017	10/06/2017	10/06/2017		10/06/2017	730.75
21697 - Blue Ribbon Personnel Services	46718	653202	Paid by Check # 669230		09/29/2017	10/20/2017	10/20/2017		10/20/2017	619.75
21697 - Blue Ribbon Personnel Services	46859	653202	Paid by Check # 669230		10/06/2017	10/20/2017	10/20/2017		10/20/2017	740.00
21697 - Blue Ribbon Personnel Services	46998	653202	Paid by Check # 669564		10/13/2017	10/26/2017	10/26/2017		10/26/2017	740.00
Account 516.120 - Contract Salaries Totals Invoice Transactions 4										
<hr/>										
Account 520.055 - Telephone Expense										
29103 - Frontier	782-7134 9-17	77578271340502795	Paid by Check # 668742		09/16/2017	10/06/2017	10/06/2017		10/06/2017	112.08
29103 - Frontier	782-3856 9/17	77578238560808025	Paid by Check # 668742		09/16/2017	10/06/2017	10/06/2017		10/06/2017	54.11
13097 - Verizon Wireless	9793737140	84201114600001	Paid by Check # 669483		10/01/2017	10/20/2017	10/20/2017		10/20/2017	326.00
Account 520.055 - Telephone Expense Totals Invoice Transactions 3										
<hr/>										
Account 520.060 - Postage/Po Box Rent										
25294 - F P Mailing Solutions	RI103374217	600003046	Paid by Check # 668725		09/15/2017	10/06/2017	10/06/2017		10/06/2017	45.00
Account 520.060 - Postage/Po Box Rent Totals Invoice Transactions 1										
<hr/>										
Account 520.084 - Replacement & Repair										
22307 - Chemsearch	2848268	623777	Paid by Check # 668687		09/05/2017	10/06/2017	10/06/2017		10/06/2017	135.45
13485 - Ahern Rentals Inc	18109166-1	205304	Paid by Check # 669201		09/25/2017	10/20/2017	10/20/2017		10/20/2017	29.98
3890 - Arata Equipment Co.	1-91389	1015	Paid by Check # 669215		09/27/2017	10/20/2017	10/20/2017		10/20/2017	270.81
8491 - CMC Tire Inc	50002706	5512	Paid by Check # 669252		09/08/2017	10/20/2017	10/20/2017		10/20/2017	65.00



Accounts Payable by G/L Distribution Report

G/L Date Range 10/01/17 - 10/31/17

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 611 - Gardnerville Health & San										
Department 925 - Health & Sanitation										
Account 520.084 - Replacement & Repair										
8491 - CMC Tire Inc	50002828	5512	Paid by Check # 669252		09/08/2017	10/20/2017	10/20/2017		10/20/2017	1,187.66
8491 - CMC Tire Inc	50003147	5512	Paid by Check # 669252		09/26/2017	10/20/2017	10/20/2017		10/20/2017	546.00
8491 - CMC Tire Inc	50003148	5512	Paid by Check # 669252		09/28/2017	10/20/2017	10/20/2017		10/20/2017	370.00
7198 - Consolidated Fabricators	187394	TOWN01	Paid by Check # 669256		08/28/2017	10/20/2017	10/20/2017		10/20/2017	1,061.50
7198 - Consolidated Fabricators	187395	TOWN01	Paid by Check # 669256		08/28/2017	10/20/2017	10/20/2017		10/20/2017	432.00
12997 - Do Co Procurement Program	9-17 LACOST	TOWN OF GARDNERVILLE	Paid by Check # 669272		09/27/2017	10/20/2017	10/20/2017		10/20/2017	209.40
12997 - Do Co Procurement Program	9-17 TUTHILL	TOWN OF GARDNERVILLE	Paid by Check # 669272		09/27/2017	10/20/2017	10/20/2017		10/20/2017	20.50
12198 - O'Reilly Automotive Inc	3530-142554	1075650	Paid by Check # 669390		08/29/2017	10/20/2017	10/20/2017		10/20/2017	124.99
12198 - O'Reilly Automotive Inc	3530-143431	1075650	Paid by Check # 669390		09/04/2017	10/20/2017	10/20/2017		10/20/2017	17.99
12198 - O'Reilly Automotive Inc	RP3530-145801	1075650	Paid by Check # 669390		09/16/2017	10/20/2017	10/20/2017		10/20/2017	(124.99)
12198 - O'Reilly Automotive Inc	3530-146174	1075650	Paid by Check # 669390		09/18/2017	10/20/2017	10/20/2017		10/20/2017	108.94
12198 - O'Reilly Automotive Inc	3530-146196	1075650	Paid by Check # 669390		09/18/2017	10/20/2017	10/20/2017		10/20/2017	14.49
12198 - O'Reilly Automotive Inc	3530-146527	1075650	Paid by Check # 669390		09/20/2017	10/20/2017	10/20/2017		10/20/2017	81.56
12198 - O'Reilly Automotive Inc	3530-146798	1075650	Paid by Check # 669390		09/21/2017	10/20/2017	10/20/2017		10/20/2017	(14.49)
12198 - O'Reilly Automotive Inc	3530-146954	1075650	Paid by Check # 669390		09/22/2017	10/20/2017	10/20/2017		10/20/2017	11.94
12198 - O'Reilly Automotive Inc	3530-147817	1075650	Paid by Check # 669390		09/26/2017	10/20/2017	10/20/2017		10/20/2017	273.16
12198 - O'Reilly Automotive Inc	3530-147954	1075650	Paid by Check # 669390		09/27/2017	10/20/2017	10/20/2017		10/20/2017	4.29
14929 - Certified Laboratories	2875576	625861	Paid by Check # 669579		09/28/2017	10/26/2017	10/26/2017		10/26/2017	311.60
29660 - Novus Glass Carson Valley	I003786	TOWN OF GARDNERVILLE	Paid by Check # 669695		10/16/2017	10/26/2017	10/26/2017		10/26/2017	385.00
Account 520.084 - Replacement & Repair Totals										\$5,522.78
Invoice Transactions 23										
3021 - Southwest Gas-Las Vegas	0015779022 10	2410015779022	Paid by Check # 669448		10/13/2017	10/20/2017	10/20/2017		10/20/2017	23.14
Account 520.092 - Heating										
0015779022 10										
-17										



Accounts Payable by G/L Distribution Report

G/L Date Range 10/01/17 - 10/31/17

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 611 - Gardnerville Health & San Department 925 - Health & Sanitation										
Account 520.092 - Heating										
3021 - Southwest Gas-Las Vegas	1072224004 10 -17	2411072224004	Paid by Check # 669448		10/13/2017	10/20/2017	10/20/2017		10/20/2017	34.81
3021 - Southwest Gas-Las Vegas	1188600002	2411188600002	Paid by Check # 669448		10/13/2017	10/20/2017	10/20/2017		10/20/2017	39.13
				Account 520.092 - Heating Totals				Invoice Transactions 3		\$97.08
Account 520.093 - Utilities-Sewer										
2030 - Minden-Gardnerville Sanitation	17-100285	0296	Paid by Check # 669063		10/01/2017	10/13/2017	10/13/2017		10/13/2017	67.71
2030 - Minden-Gardnerville Sanitation	17-100574	0594	Paid by Check # 669063		10/01/2017	10/13/2017	10/13/2017		10/13/2017	21.16
				Account 520.093 - Utilities-Sewer Totals				Invoice Transactions 2		\$88.87
Account 520.097 - Maint B&G										
8197 - Carson Valley Telephone Co	17304	GVILLE	Paid by Check # 669577		10/13/2017	10/26/2017	10/26/2017		10/26/2017	47.50
				Account 520.097 - Maint B&G Totals				Invoice Transactions 1		\$47.50
Account 520.136 - Rents & Leases Equipment										
4753 - Ricoh USA Inc	5050575599	16769392	Paid by Check # 669421		10/01/2017	10/20/2017	10/20/2017		10/20/2017	51.75
				Account 520.136 - Rents & Leases Equipment Totals				Invoice Transactions 1		\$51.75
Account 520.187 - Internet Expense										
32036 - Spectrum Business	0012509 10/17	8354110060012509	Paid by Check # 669452		10/02/2017	10/20/2017	10/20/2017		10/20/2017	64.99
32036 - Spectrum Business	0598044 10/17	8354110060598044	Paid by Check # 669453		09/28/2017	10/20/2017	10/20/2017		10/20/2017	34.99
				Account 520.187 - Internet Expense Totals				Invoice Transactions 2		\$99.98
Account 520.197 - Landfill Expense										
15853 - Carson City Landfill	228079 9-17	228079	Paid by Check # 669240		10/02/2017	10/20/2017	10/20/2017		10/20/2017	17,286.32
1132 - Douglas Disposal Inc	40990612 9/17	40990612	Paid by Check # 669285		10/01/2017	10/20/2017	10/20/2017		10/20/2017	5,023.46
				Account 520.197 - Landfill Expense Totals				Invoice Transactions 2		\$22,309.78
Account 520.198 - Recycling Expense										
13443 - Bently Ranch	152674	GVILLE	Paid by Check # 669225		09/14/2017	10/20/2017	10/20/2017		10/20/2017	210.60
13443 - Bently Ranch	152746	GVILLE	Paid by Check # 669225		09/15/2017	10/20/2017	10/20/2017		10/20/2017	251.00
13443 - Bently Ranch	152842	GVILLE	Paid by Check # 669225		09/22/2017	10/20/2017	10/20/2017		10/20/2017	241.00
13443 - Bently Ranch	152938	GVILLE	Paid by Check # 669225		09/29/2017	10/20/2017	10/20/2017		10/20/2017	264.40
				Account 520.198 - Recycling Expense Totals				Invoice Transactions 4		\$967.00



Accounts Payable by G/L Distribution Report

G/L Date Range 10/01/17 - 10/31/17

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 611 - Gardnerville Health & San Department 925 - Health & Sanitation Account 521.130 - Legal Services 12372 - Jennifer Yturbe Law PC Corp 236 G'VILLE										
Account 521.135 - Legal-Collection Cost 10-17 G'VILLE2 PETTY CASH										
2549 - Dallaire Tom-Petty Cash			Paid by Check # 669650		10/06/2017	10/26/2017	10/26/2017	10/26/2017	10/26/2017	80.00
Account 521.135 - Legal-Collection Cost Totals Invoice Transactions 1										
2549 - Dallaire Tom-Petty Cash			Paid by Check # 669591		10/13/2017	10/26/2017	10/26/2017	10/26/2017	10/26/2017	35.00
Account 521.135 - Legal-Collection Cost Totals Invoice Transactions 1										
3814 - Flyers Energy LLC	CFS1485051	8308	Paid by Check # 668736		09/15/2017	10/06/2017	10/06/2017	10/06/2017	10/06/2017	1,128.60
3814 - Flyers Energy LLC	CFS1493924	8308	Paid by Check # 669309		09/30/2017	10/20/2017	10/20/2017	10/20/2017	10/20/2017	1,108.41
Account 532.003 - Gas & Oil Invoice Transactions 2										
Account 532.028 - Uniforms										
13485 - Ahern Rentals Inc	17784346-2	205304	Paid by Check # 669201		09/21/2017	10/20/2017	10/20/2017	10/20/2017	10/20/2017	(48.60)
13485 - Ahern Rentals Inc	17882366-2	205304	Paid by Check # 669201		09/21/2017	10/20/2017	10/20/2017	10/20/2017	10/20/2017	(40.50)
13485 - Ahern Rentals Inc	18096173-1	205304	Paid by Check # 669201		09/21/2017	10/20/2017	10/20/2017	10/20/2017	10/20/2017	100.00
13485 - Ahern Rentals Inc	18109166-1	205304	Paid by Check # 669201		09/25/2017	10/20/2017	10/20/2017	10/20/2017	10/20/2017	35.07
5785 - AlSCO Inc	LREN1289656	000330	Paid by Check # 669210		09/05/2017	10/20/2017	10/20/2017	10/20/2017	10/20/2017	4.39
5785 - AlSCO Inc	LREN1294095	000330	Paid by Check # 669210		09/19/2017	10/20/2017	10/20/2017	10/20/2017	10/20/2017	4.39
5785 - AlSCO Inc	LREN1296258	000330	Paid by Check # 669210		09/26/2017	10/20/2017	10/20/2017	10/20/2017	10/20/2017	4.39
30870 - Mallory Safety & Supply LLC	4338632	87639	Paid by Check # 669670		10/09/2017	10/26/2017	10/26/2017	10/26/2017	10/26/2017	165.69
4287 - Red Wing Business Advantage Account	2017101001469 2	TOWN OF GARDNERVILLE	Paid by Check # 669717		10/10/2017	10/26/2017	10/26/2017	10/26/2017	10/26/2017	94.50
Account 532.028 - Uniforms Totals Invoice Transactions 9										
12997 - Do Co Procurement Program	9-17 DALLAIRE	TOWN OF GARDNERVILLE	Paid by Check # 669272		09/27/2017	10/20/2017	10/20/2017	10/20/2017	10/20/2017	123.50
Account 533.800 - Office Supplies Invoice Transactions 1										
2549 - Dallaire Tom-Petty Cash	10-17 G'VILLE	PETTY CASH	Paid by Check # 668993		09/27/2017	10/13/2017	10/13/2017	10/13/2017	10/13/2017	10.00



Accounts Payable by G/L Distribution Report

G/L Date Range 10/01/17 - 10/31/17

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 611 - Gardnerville Health & San Department 925 - Health & Sanitation										
Account 533.800 - Office Supplies										
12997 - Do Co Procurement Program	9-17 DALLAIRE	TOWN OF GARDNERVILLE	Paid by Check # 669272		09/27/2017	10/20/2017	10/20/2017		10/20/2017	395.49
12997 - Do Co Procurement Program	9-17 LACOST	TOWN OF GARDNERVILLE	Paid by Check # 669272		09/27/2017	10/20/2017	10/20/2017		10/20/2017	7.43
12997 - Do Co Procurement Program	9-17 LOUTHAN	TOWN OF GARDNERVILLE	Paid by Check # 669272		09/27/2017	10/20/2017	10/20/2017		10/20/2017	185.43
				Account 533.800 - Office Supplies Totals				Invoice Transactions 4		\$598.35
Account 533.806 - Software										
16648 - E Squared C.Inc	44189	GVILLE	Paid by Check # 669290		10/02/2017	10/20/2017	10/20/2017		10/20/2017	37.50
				Account 533.806 - Software Totals				Invoice Transactions 1		\$37.50
Account 562.000 - Capital Projects										
5189 - R O Anderson Engineering Inc	39853	TOWN OF GARDNERVILLE	Paid by Check # 669410		09/11/2017	10/20/2017 * 10/20/2017	10/20/2017		10/20/2017	1,396.00
				Account 562.000 - Capital Projects Totals				Invoice Transactions 1		\$1,396.00
Account 564.700 - Motor Vehicles										
31901 - Alliance Refuse Trucks	29030/PAYMENT #2	GARDNERVILLE NV	Paid by Check # 668652		03/17/3017	10/06/2017 * 10/06/2017	10/06/2017		10/06/2017	115,953.20
				Account 564.700 - Motor Vehicles Totals				Invoice Transactions 1		\$115,953.20
				Department 925 - Health & Sanitation Totals				Invoice Transactions 72		\$154,607.32
				Fund 611 - Gardnerville Health & San Totals				Invoice Transactions 72		\$154,607.32
				Grand Totals				Invoice Transactions 160		\$243,717.75

* = Prior Fiscal Year Activity

Gardnerville Town Board

AGENDA ACTION SHEET



1. **For Possible Action:** Approve the urban forestry annual work plan update, with public comment prior to Board action.

2. **Recommended Motion:** Approve on consent

Funds Available: Yes N/A (requires staff time)

3. **Department:** Administration

4. **Prepared by:** Carol Louthan

5. **Meeting Date:** December 5, 2017 **Time Requested:** 5 minutes

6. **Agenda:** Consent Administrative

Background Information: Every year to keep our Tree City USA designation, we have a work plan of what was done during the current year and a work plan for the coming year. See attached.

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

8. **Board Action:**

Approved Approved with Modifications
 Denied Continued



Year 2017 Urban Forest Work Plan

Arbor Day

- Proclamation by Town Board 2017 -completed
- Arbor Day to be held April 2017 - completed
-

Staff Training

- Continuing education for one staff certified arborists - completed
- Arborist education for two staff members - completed
- Fertilization education
- Pesticide education - completed

Maintenance

- Ongoing routine maintenance, pruning, watering, fertilization, etc. - completed
- Fertilize trees - completed

Town sponsored Projects

- Extension of Martin Slough landscape from Raley's to Toler Lane – contract awarded – will be starting construction soon
- Semi-annual Town newsletter-tree care tips - completed

Development driven projects (when market conditions allow)

- The Ranch at Gardnerville-Martin Slough 30-acre Town park extension with trees, shrubs, and trails development. - pending



Year 2018 Proposed Urban Forest Work Plan

Arbor Day

- Proclamation by Town Board 2018
- Arbor Day to be held April 2018
-

Staff Training

- Continuing education for one staff certified arborist
- Arborist education and testing for one staff member
- Fertilization education
- Pesticide education

Maintenance

- Ongoing routine maintenance, pruning, watering, fertilization, etc.
- Fertilize trees

Town sponsored Projects

- Extension of Martin Slough landscape from Raley's to Toler Lane -Awarded to V & C Construction – completion expected June 2018
- Semi-annual Town newsletter-tree care tips

Development driven projects (when market conditions allow)

- The Ranch at Gardnerville-Martin Slough 30-acre Town park extension with trees, shrubs, and trails development.

Gardnerville Town Board

AGENDA ACTION SHEET



1. **For Possible Action: Approve H & S Writeoffs**

2. **Recommended Motion: Approve.**

Funds Available: Yes N/A

3. **Department: Administration**

Prepared by: Carol Louthan

4. **Meeting Date: December 5, 2017 Time Requested: N/A**

5. **Agenda:** **Consent** **Administrative**

Background Information: There are nine accounts for a total of \$97.53. The write offs include accounts from both commercial and residential accounts. Properties have been liened and sent to collection with no success in recovering the funds.

	\$	6.08
	\$.08
	\$	30.76
	\$	<u>60.61</u>
Total:	\$	97.53

Backup material is available in the office for your review.

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

7. **Board Action:**

Approved

Denied

Approved with Modifications

Continued

Gardnerville Town Board

AGENDA ACTION SHEET



1. **For Possible Action:** Approve budget transfers.

2. **Recommended Motion:** Approve on consent

Funds Available: Yes N/A

3. **Department:** Administration

4. **Prepared by:** Tom Dallaire

5. **Meeting Date:** December 5, 2017 **Time Requested:** N/A

6. **Agenda:** Consent Administrative

Background Information: Last month the board approved the 2017 Maintenance yard improvements project and moving money out of the motor vehicle line item of Health & Sanitation to capital projects. The budget transfer is a request to the county to move those funds.

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

8. **Board Action:**

Approved Approved with Modifications
 Denied Continued

Douglas County Finance Division

Budget Transfer

Date of Request: 11/13/2017
 For Fiscal Year: 17/18

Requested By: Tom Dallaire
 Fund/Department: 611-925

Account Name		Fund	Dept	Account		Revenue Increase	Revenue Decrease	Expend Increase	Expend Decrease
1	Motor Vehicles	611	925	564	700				150,000
2	Capital Projects	611	925	562	000			150,000	
3									
4									
5									
6									
7									
8									
9									
10									
11									
12									
13									
14									
Totals						-	-	150,000	150,000
Net Change						-		-	

Purpose: Board approval to complete Maintenance Yard Improvements & Sidewalk Extension 11/7/17

Department Head or Finance Director Signature: _____

Finance Division Use Only

Approved By: _____

Date: _____

Journal # _____

Gardnerville Town Board

AGENDA ACTION SHEET



1. **For Possible Action:** Discussion to approve, approve with modifications or deny a project review application for Chase Bank located South of Lampe Drive, East of Highway 395 at the current site of the Westerner Motel located on 1.06 acre parcel (APN:1220-04-501-011); with public comment prior to board action.
2. **Recommended Motion:** Motion to approve project review application for Chase Bank with the town staff conditions (and any other additional condition from the board discussion)

Funds Available: Yes N/A

3. **Department:** Administration

4. **Prepared by:** Tom Dallaire

5. **Meeting Date:** December 5, 2017 **Time Requested:** 15 minutes

6. **Agenda:** Consent Administrative

Background Information: See staff report

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

8. **Board Action:**

- Approved Approved with Modifications
 Denied Continued

Town of Gardnerville
1407 Highway 395
Gardnerville, Nevada 89410
775-782-7134
775-782-7135 fax
www.gardnerville-nv.gov



STAFF REPORT

Date: December, 5 2016 GTB Meeting

To: Gardnerville Town Board

From: Thomas Dallaire, P.E., Town Manager

Subject: Design Review Application for Chase Bank located South of Lampe Drive, East of Highway 395 at the current site of the Westerner Motel located on 1.06 acre parcel (APN:1220-04-501-011);

REQUEST

The work in this project will consist of the construction of a new branch bank and all associated site improvements, including new utilities. The site is at 1353 US Highway 395 North in Gardnerville. Currently the site has a motel on it. This project proposes to demo the existing construction entirely, build the new bank and to extend new utility services to the new bank locations, from the property line/street tie in. Two remote drive up ATMs are proposed, with a small canopy structure to protect the units.

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

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

Agreed.

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

Agreed.

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

There is an increase in traffic proposed from the existing hotel. The left turn lane movements are the concern at with this proposal. The new sidewalk is proposed

by the developer. We will work and coordinate with the contractor to replace the curb and gutter on Lampe . The connection through to Smiths is a nice feature and will allow access, both vehicles and pedestrian to Waterloo and the lighted intersection at 395.

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

Agreed.

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

The storm water outflow into the public system should be treated prior to leaving the project site or an insert into the existing storm drain system would be acceptable.

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

Agreed.

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

Agreed.

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

Agreed.

Staff recommends approval with the following conditions;

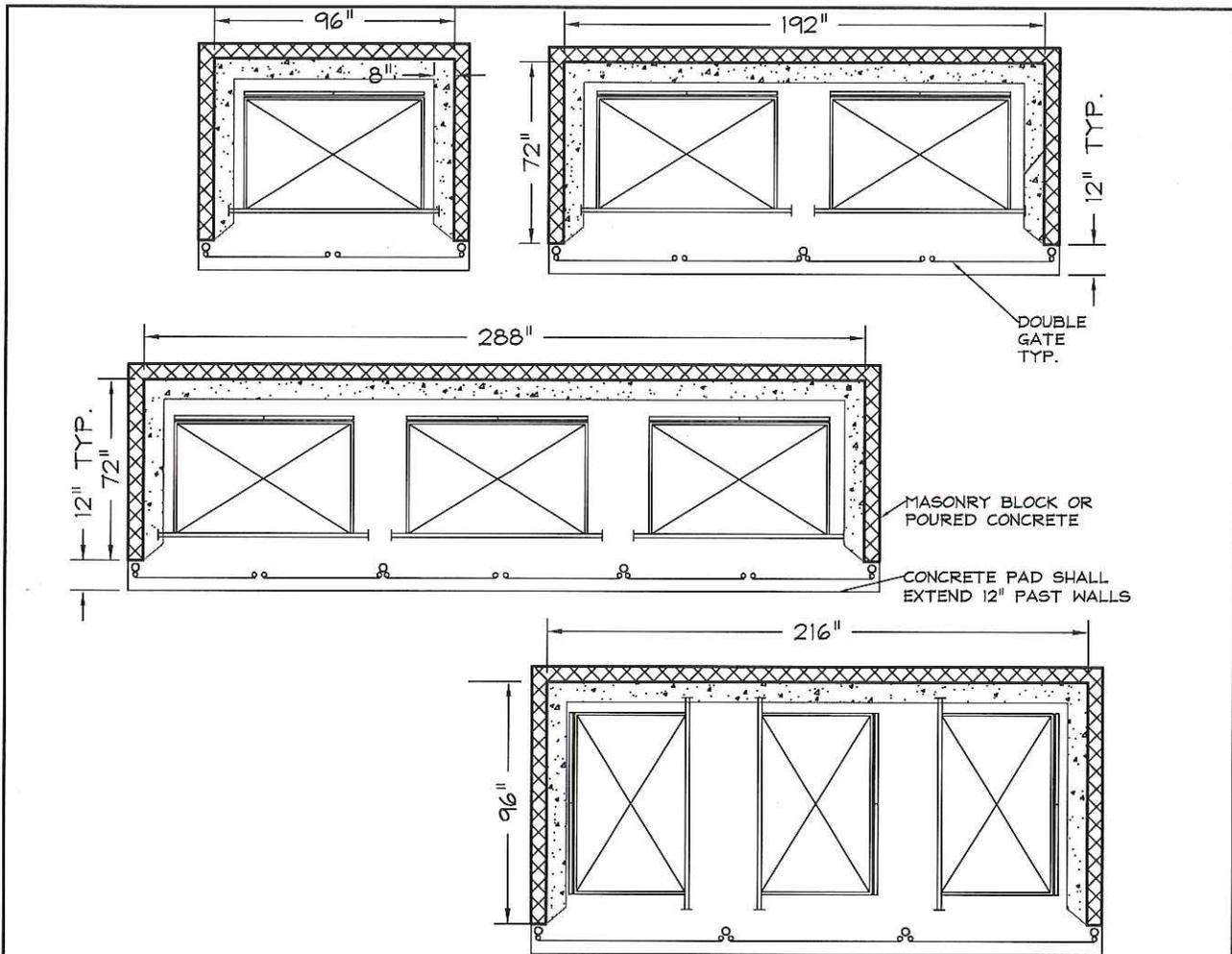
1. All improvements need to conform to the Town's General Improvement Standards specifically the trash enclosure; a copy has been attached to this report. Town staff shall review and approve all future improvement plans.
2. Provide a treatment mechanism for the Stormwater from the site. Treat onsite, then provide a storm drain maintenance plan for the proposed mechanical and/or biological filtration basin, or provide an smart sponge insert into the existing catch basin on Lampe Drive with the maintenance plan for that item. The Town will need to approve and accept the maintenance of that option.
3. The applicant shall be responsible for all administrative, engineering, or legal fees incurred by the Town in conjunction with reviewing the project. These fees shall be reimbursed to the Town before the issuance of the final approval.
4. Damage to the Town's existing infrastructure, during the construction phase of this project, shall be replaced at the contractor's / developers expense.
5. All development shall comply with the Town's General Improvement Standards. Please see the attached standards.

Please give us a call with any questions or concerns you may have regarding this project.

Sincerely,



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



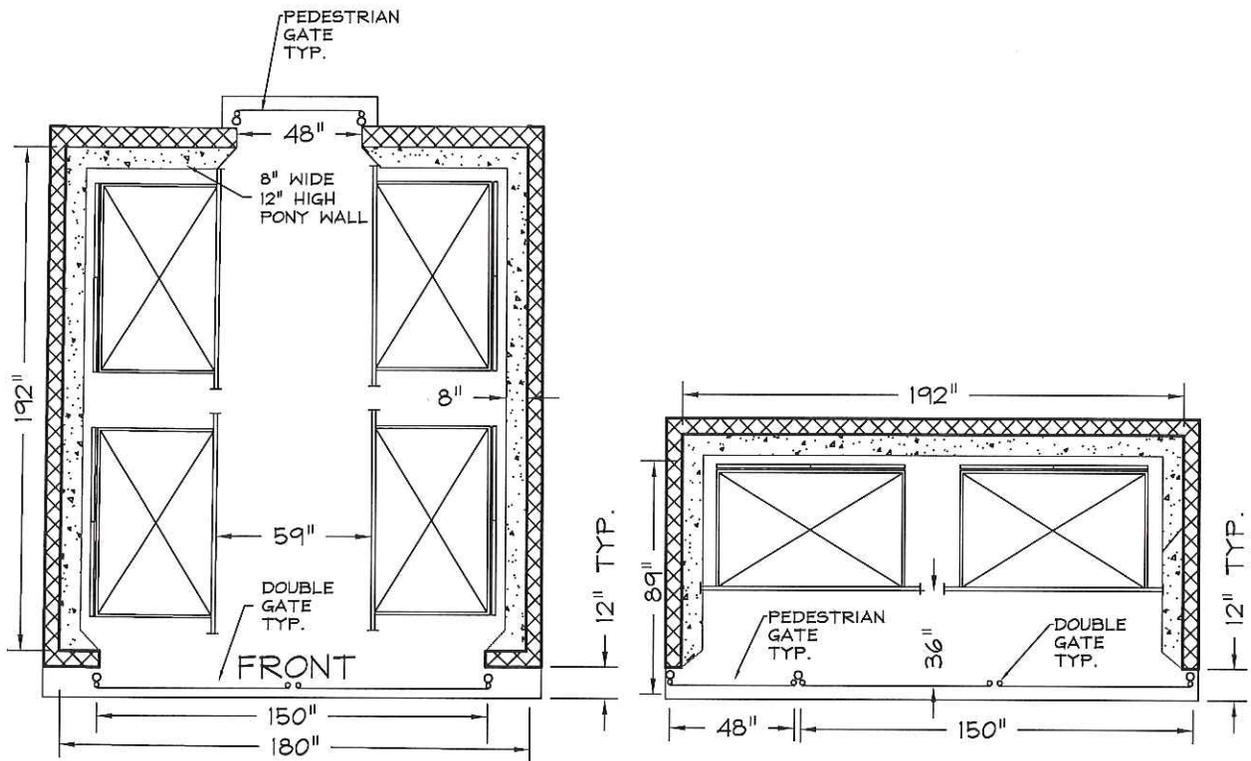
1. TYPICAL CONSTRUCTION MATERIALS:
MASONRY BLOCK OR POURED CONCRETE
2. GATES ARE REQUIRED FOR ALL INSTALLATIONS
GATES SHALL BE MOUNTED ON METAL POSTS IMBEDDED
IN CONCRETE AT CORNERS, NOT ATTACHED TO CORNERS
METAL FRAMED WITH CHAINLINK AND COLORED SLATES
GATES SHALL OPEN 170 DEGREES MINIMUM
GATES SHALL LOCK IN EITHER OPEN OR CLOSED POSITIONS
3. SURFACE - CONCRETE LEVEL
CONCRETE MINIMUM THICKNESS OF 4" ON 4" AGGREGATE BASE
SURROUNDING PAVED AREA LEVEL WITH ENCLOSURE
4. STOPS (MIN 12" TALL) TO PREVENT DUMPSTER FROM HITTING WALLS WHEN MOVING IN AND
OUT SHALL BE PROVIDED.
5. SLOPE FROM THE FRONT OF THE TRASH ENCLOSURE SHALL BE A MINIMUM OF 2% AND
MAXIMUM OF 4%.
6. ENCLOSURE HEIGHT SHALL BE 72 INCHES.
7. ANY REQUIRED DRAINAGE SHALL NOT INTERFERE WITH MOVEMENT OF THE DUMPSTER.
8. CLEAR ACCESS EQUAL TO THE SIZE OF THE ENCLOSURE, BUT NOT LESS THAN 8'X10' MUST
BE MAINTAINED IN FRONT OF THE ENCLOSURE AT ALL TIMES.
9. ENCLOSURES ARE FOR THE EXPRESS USE OF CONTAINING DUMPSTER'S, NO OTHER USES
ARE PERMITTED.



TOWN OF GARDNERVILLE

STANDARD DUMPSTER ENCLOSURE

SECTION:
DATE: 3/17/2015
DWG: TOG-07-A



1. TYPICAL CONSTRUCTION MATERIALS:
MASONRY BLOCK OR POURED CONCRETE
2. GATES ARE REQUIRED FOR ALL INSTALLATIONS
GATES SHALL BE MOUNTED ON METAL POSTS IMBEDDED
IN CONCRETE AT CORNERS, NOT ATTACHED TO CORNERS
METAL FRAMED WITH CHAINLINK AND COLORED SLATES
GATES SHALL OPEN 170 DEGREES MINIMUM
GATES SHALL LOCK IN EITHER OPEN OR CLOSED POSITIONS
3. SURFACE - CONCRETE LEVEL
CONCRETE MINIMUM THICKNESS OF 4" ON 4" AGGREGATE BASE
SURROUNDING PAVED AREA LEVEL WITH ENCLOSURE
4. STOPS (MIN 12" TALL) TO PREVENT DUMPSTER FROM HITTING WALLS WHEN MOVING IN AND
OUT SHALL BE PROVIDED.
5. SLOPE FROM THE FRONT OF THE TRASH ENCLOSURE SHALL BE A MINIMUM OF 2% AND
MAXIMUM OF 4%.
6. ENCLOSURE HEIGHT SHALL BE 72 INCHES.
7. ANY REQUIRED DRAINAGE SHALL NOT INTERFERE WITH MOVEMENT OF THE DUMPSTER.
8. CLEAR ACCESS EQUAL TO THE SIZE OF THE ENCLOSURE, BUT NOT LESS THAN 8'X10' MUST
BE MAINTAINED IN FRONT OF THE ENCLOSURE AT ALL TIMES.
9. ENCLOSURES ARE FOR THE EXPRESS USE OF CONTAINING DUMPSTER'S, NO OTHER USES
ARE PERMITTED.
10. ADDITIONAL VARIATIONS OF PEDSTRIAN FRIENDLY ENCLOSURES ARE WELCOMED AND
NEED TO BE APPROVED BY TOWN OF GARDNERVILLE STAFF BEFORE CONSTRUCTION



TOWN OF GARDNERVILLE

PEDESTRIAN FRIENDLY
DUMPSTER ENCLOSURE

SECTION:

DATE: 3/17/15

DWG: TOG-07-B



Town of Gardnerville General Improvement Standards

The purpose of this document is to provide basic information on improvements and amenities that are required of all projects within or proposed for annexation to the Town of Gardnerville. While not all inclusive, persons may readily obtain detailed information by contacting the Town office. The Town has adopted Douglas County Design and Improvements Criteria, "Orange Book" standards, and the Town Policies and Procedures manual. Improvements within or impacting State rights-of-way shall comply with Nevada Department of Transportation (NDOT) standards. The Town will require additional improvements when deemed appropriate and necessary. All development shall comply with the Gardnerville "Plan for Prosperity and Design Guidelines" which are available at the Town offices.

Lighting

- Town Streets require Cyclone "Historia" style lights, 4000K LED (100W350MA-5-4k (options Type 5 or Type 3) black light head on black steel fluted poles (NV Energy standard). Lights shall be installed on all town maintained "Local Roads" that are to be dedicated to the Town for maintenance at ONLY the following locations; turning points, cul-de-sacs, and intersections. Coordinate design, meter location with NV Energy, or with an electrical contractor and/or engineer, the Town will approve the final plan.
- Street lighting on private streets will not be accepted by the Town for maintenance, and the Town will not be responsible for the monthly utility bill. Poles and fixtures are encouraged to match the town standards.
- The Town will require additional lighting near parks, pedestrian malls, and other areas of public interest. The Town shall approve the final design.
- Parking lots and other privately maintained space available to the public are encouraged to use decorative lights and poles similar to the Town or NV Energy standard fixture with a fluted black steel pole.

Traffic Signal and Crosswalk Poles

- Poles and arms shall be black. Control equipment cabinets shall be white, unless previously approved in writing. The cabinets shall be addressed and marked with the town logo if the unit is going to be dedicated to the town for ownership and maintenance.

Traffic Control Sign Posts and Signage

- Regulatory stop signs, street name signs, posts, and ancillary equipment meeting Town standards shall be installed prior to acceptance of all off-site improvements for maintenance. For reference, typical installations shall consist of (1) FIN-B4 finial, (1) SP4X14 fluted sign pole, (2) TSS0936 sign trim, (1) TSS0909 logo trim, (4) 0936SS GB street sign blade, (1) TSTOP30 stop sign trim, and (1) SB-64 slip base. Contact Town offices for further supplier information.

Private Storm Drain Facilities

- Storm drain facilities proposed or 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 must 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 in the plan and approved by the town staff prior to approval of the project.

Landscape

- The Town will not maintain landscape areas between curb and sidewalks. Perpetual maintenance of these areas is the responsibility of the adjacent property owner or real property owned by the development's homeowners association (HOA).
 - Automatic irrigation must be included. Irrigation system connected to adjacent property in residential areas. Standalone systems acceptable for commercial or in cases of an HOA. The Town will not maintain landscape areas.
 - Trees from the "Town Recommended Tree List" shall be used.
 - DG ground cover (red in color) or other mixture minimizing the use of Cobble Rock Mulch is highly encouraged in landscape strips and required within the town maintained areas.
 - Landscaping in the public right-of-way in commercial areas shall utilize Town standard tree grate and stamped concrete design. Contact Town for supplier and further information.
 - The Town shall approve all landscape plans.
 - The Town will not accept dedication of and/or maintenance of neighborhood monument signs and fences.

Town Maintained Storm Drain Facilities

- Detention basins need to be constructed for dual use as park space. Automatic irrigation and sod shall be installed, minimal landscaping in the pond area with a ¾"+ DG ground cover .
- Storm water treatment devices shall be required if the private storm water system overflows into the Town maintained drainage system or into a regional detention or retention pond, maintained by the Town.
 - Irrigation flows shall be incorporated into storm drain system designs. All storm drain and irrigation piping shall be reinforced concrete pipe with watertight joints, and placed within the public right-of-way

Tree Grates

- All improvement plans shall use Town standard tree grate (East Jordan Iron Works custom Gardnerville grate) or equal for trees located within the public right-of-way adjacent to parks and commercial areas. Contact Town offices for more information.

Solid Waste

- Commercial projects will be reviewed for required dumpster quantities and enclosure locations. See Town standard enclosure sizes detail. See Douglas County Development Guidelines for enclosure sizes.
- Multi-family unit solid waste collection is five (5) dwelling units per dumpster maximum. Or a single tote can be provided to the individual condo units if storage is provided at each site and a location is identified within the street for collection.
- Town trash service is required for all Commercial and Residential developments within the Town per Douglas County code.

Parks

- Picnic Tables-Town standard Wausau Tile (model TF 3215 ground sand color), or equal. Minimum 6 tables with 1 ADA table, per acre.
- Benches- Shall be six (6) foot “Victor Stanley C-10 VS Green” used in all publicly accessible areas (parks, shopping centers, etc), or equal, minimum 4 per acre.
- Litter Receptacles- Shall be Victor Stanley “Ironsites S or SD-42 VS –green, with “tapered formed lid” used in all town maintained parks, or approved equal, 1 litter receptacle per bench and table minimum.
- Drinking fountain-Town standard MDF model 440 DB (green) or equal, minimum 1 per acre with drain connection to sanitary sewer, or building department approved leach line and sump overflow.
- Restroom Buildings will be Town standard Romtec, or approved equivalent, building. Coordinate design requirements through Town.
- Irrigation Systems will use Rainbird controllers, valves and Rainbird rotor sprinklers 6500, 6504, 5000, 4500 with #8 nozzle and 1800 popup 360 deg adjustable sprinklers or approved equal equipment only. Contact Town for detailed criteria.
- Park Play Equipment-Coordinate design with Town.
- Park Monument Signs-one Wausau Tile model TF 8002 (Sand color) or equal, patterned after the Heritage Park sign is required for every park dedicated to the Town.
- Walkways-All walkways and paths shall be concrete.
- The Nature trail or pedestrian path within the town maintained open space areas shall be 3” of ac pavement or 4” PCC; path width at 10’ with 2’ of DG on either side of paved path.

Other Public Access Areas

- Litter Receptacles - Located within publicly accessible areas of the town and maintained by the town, shall be Sitescapes “CityView CV2-1000 – flat top” or approved equal. Pedestal mount or with side door options.
- Benches-Shall be six (6) foot “SiteScapes Avondale AV1-1010 Black” used in areas closer to public access areas and access points (trailheads, parks, shopping centers, etc).
- Benches-Shall be six (6) foot) “Enerfusion ASM-EB6B without arms Black feet Weathered slates” mounted to concrete pads, one bench for every 1000 feet of path, used in areas away from access points along trails, or in open spaces areas, or within floodways.
- Litter Receptacles- Shall be “Enerfusion ASM-R33 – Weathered slates with round cap” used in trail areas, or approved equal, 1 litter receptacle per bench minimum.
- Bollards-Shall be placed to allow no more than a 6’ clearance between large boulders or fence, and shall be Calpipe security 5” Sch. 40 black in color bollard (IBP05040). Removable bollards are required at all trail heads and pond access points.

Plans, drawings, and specifications

- Two copies of all plans, hydrology reports, traffic studies, geotechnical reports, specifications, and any other design information must be submitted to the Town for review and approval.
- One copy of paper as-built drawings, and one electronic format are required before final acceptance of improvements.
- A digital CAD file (DWG format) indicating the amenities (streets, signs, lights, benches, and striping) that are being offered for dedication and maintenance by the Town of Gardnerville.

Standard Town Conditions of Approval

The following general Town conditions of approval are applied to every project in conjunction with any other requirements as set forth above.

- All administrative, engineering, or legal fees incurred by the Town in connection with reviewing the project shall be reimbursed and paid to the Town prior to the issuance of final approval.
- Improvement plans shall be reviewed and approved by the Town's engineer.
- Estimate of value for all offsite improvements dedicated to the Town is required before final acceptance of those improvements.
- Trash enclosures shall be constructed to Town standards and access for service vehicles shall be approved by Town staff.
- All drainage and agriculture irrigation facilities shall be piped and placed in the public right-of-way.
- Construction runoff and dewatering practices shall be in accordance with 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 set forth by the Town engineer per the Town Policies and Procedures manual.
- Maintenance plans and level of service for landscaped areas proposed for care by a HOA 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.
- 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 a project shall be repaired or replaced by the developer.
- Annexation to the Town is required if development is located outside the current Town boundary.
- One copy of record drawings both paper and electronic PDF format are required in addition to the AutoCAD (*.DWG) of all Town dedicated and maintained improvements, before final acceptance of improvements by the Town Board.

Projects shall comply with adopted County Master Plan as revised and approved by the Douglas County Board of Commissioners.

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: 1353 US Hwy 395 N, Gardnerville, NV 89410
Assessor's Parcel #: 1220-04-501-011
Current Zoning Designation: Commercial Quad
County Project Reference #: PRE 17-045

Project Description

New Chase Bank - Ground-up New Construction.

Applicant:

Name: William J. Reilly, AIA
Address: 8300 N. Hayden Rd, Suite A-209, Scottsdale, Arizona 85258
Telephone Number: (480) 998-0709 (wreilly@apmi.com) Fax Number: (480) 998-7958

Owner:

Name: JP Morgan Chase Bank N.A.
Address: 1111 Polaris Parkway, Columbus, OH 43240
Telephone Number: (480) 998-0709 Fax Number: (480) 998-7958

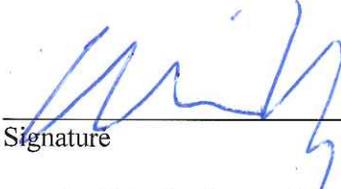
Engineer: Architect

Name: William J. Reilly, AIA (APMI, Inc.)
Address: 8300 N. Hayden Rd, Suite A-209, Scottsdale, Arizona 85258
Telephone Number: (480) 998-0709 (wreilly@apmi.com) Fax Number: ()

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

Applicant or Applicant's Representative:

William J. Reilly
Printed Name


Signature

10/18/2017
Date

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

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

APPLICANT:

Contact Name: William J. Reilly, AIA Company: APMI, Inc. on behalf of Chase Bank
Address: 8300 N. Hayden Rd, Suite A-209 City/State/Zip: Scottsdale, Arizona 85258
Telephone No: () 480-998-0709 Fax No: () N/A
E-mail Address: wreilly@apmi.com

OWNER:

Contact Name: Louise Marin Company: Westerner Motel
Address: PO Box 16185 City/State/Zip: S. Lake Tahoe, CA 96151
Telephone No: (530) 416-6053 Fax No: (530) 542-9446
E-mail Address: louise@marincharter.net

ENGINEER/REPRESENTATIVE/ Architect

Contact Name: William J. Reilly, AIA Company: APMI, Inc.
Address: 8300 N. Hayden Rd, Suite A209 City/State/Zip: Scottsdale, Arizona 85258
Telephone No: () 480-998-0709 Fax No: () N/A
E-mail Address: wreilly@apmi.com

LETTER OF AUTHORIZATION

This letter shall serve to notify and verify that I/we am/are the legal owner(s) of the property being considered under this application and do hereby authorize the above representative to file and represent my/our interest in this application.

I/we am/are the legal owner(s) of said property; have read the foregoing Letter of Authorization and know the contents thereof; and so hereby certify (or declare) under penalty of perjury under the laws of the State of Nevada that the information contained in this application is true and correct.

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

<u>Louise Marin</u>	<u>Louise Marin</u>	<u>10/2/17</u>
Printed Name	Signature	Date
_____	_____	_____
Printed Name	Signature	Date

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

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

APPLICANT/APPLICANT'S REPRESENTATIVE:

<u>William J. Reilly</u>	<u>[Signature]</u>	<u>10/2/2017</u>
Printed Name	Signature	Date



STATE OF NEVADA
DEPARTMENT OF TRANSPORTATION

District II
310 Galletti Way
Sparks, Nevada 89431
(775) 834-8300 FAX (775) 834-8319

October 25, 2017

BRIAN SANDOVAL
Governor

RUDY MALFABON, P.E., Director

Mr. Paul Solaegui, PE
Solaegui Engineers, Ltd.
715 H Street
Sparks, NV 89431

Reference: Chase Bank, US 395 DO MP 20.69

Dear Mr. Solaegui:

Thank you for your recent submittal for the proposed Chase Bank site in Gardnerville. We are in receipt of the traffic study (dated September 29, 2017). The traffic study indicated that the proposed site would generate 514 daily, 42 am and 84 pm peak hour trips. **We accept this information and do not require any further information or analysis now.**

Upon review of the traffic analysis and recommendations, NDOT has determined that the access for this project will include but not be limited to, the following requirements:

1. The driveway servicing the site from US 395 will be designed to provide only inbound traffic and will be signed and marked as such.
2. Additional access as shown on the site plan will provide access to and from Lampe Drive and the adjacent Smith's shopping center. Each drive will be adequately signed and marked for two-way traffic.

Please, let me know if I can provide you with any other assistance. I can be reached at (775) 834-8304. A copy of this letter must be submitted for any subsequent permits required by NDOT

Sincerely,

Richard M. Oujevolk

Richard M. Oujevolk (OJ), PE
NDOT District II Traffic Engineering

cc: Jae Pullen, Eng. Svc. Mgr.
File

RECEIVED

OCT 31 2017

DOUGLAS COUNTY
COMMUNITY DEVELOPMENT

APMI, Inc.
8300 North Hayden Road
Suite A-209
Scottsdale, Arizona 85258

Tel: 480.998.0709
Fax: 480.998.7958
Email: apmi@apmi.com

PROJECT DESCRIPTION AND JUSTIFICATION

October 31, 2017

Re: Request for Design Review
Chase – Highway 395 and Waterloo (Lampe Drive)
1353 US Highway 395
Gardnerville, Nevada 89410
APN #: 1220-04-501-001

RECEIVED

OCT 31 2017

DOUGLAS COUNTY
COMMUNITY DEVELOPMENT

The work in this project will consist of the construction of a new branch bank and all associated site improvements, including new utilities. The site is at 1353 US Highway 395 North in Gardnerville. Currently the site has a motel on it. This project proposes to demo the existing construction entirely, build the new bank and to extend new utility services to the new bank locations, from the property line/street tie in. Two remote drive up ATMs are proposed, with a small canopy structure to protect the units. All details for building size, height and materials, as well as proposed site improvements are shown in the drawings attached to this submittal.

We are requesting Design Review for the project, with justification of findings summarized as follows:

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

As a pedestrian and bike friendly commercial branch bank, with appropriate vehicular access and parking, the project is compatible with surrounding properties and neighborhoods, and is an appropriate development in a neighborhood commercial master plan designation and commercial quad zoning district.

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

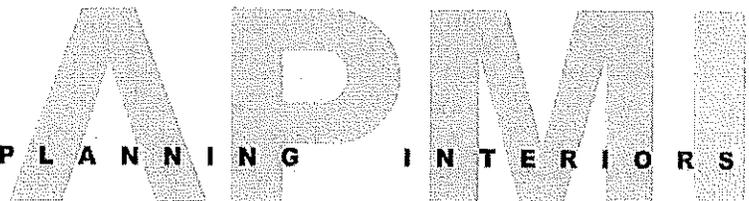
The proposed development is in keeping with surrounding uses, as a Commercial bank. The site proposed is between two larger commercial centers, Raley's and Smiths, each surrounding center has PAD buildings similar in size and character to our proposed bank. Directly to the southeast is a drive thru oriented restaurant and to the northwest is a gas station. Commercial centers are across the highway to the west, and the residential area to the eastern interior of our lot will be set well back from the proposed bank, and screened with a code compliant CMU wall and landscape setback buffer. To minimize impact on adjacent residential, we have oriented our building as close to Highway 395 and Lampe Drive as setbacks will allow.

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

The proposed development will provide additional pedestrian sidewalks and vehicular traffic drives which will reduce hazardous conflict in the neighborhood. A preliminary traffic study is included as a part of this submittal, demonstrating that vehicular traffic will not be significantly increased due to the proposed development, relative to the existing use. In addition, the cross access proposed to the Smiths Center aligned with a new drive onto Lampe Drive will allow cross access for Smiths Center traffic to Lampe Drive, reducing congestion of traffic from the Center. Bank traffic will have the option of exiting through the adjacent center to utilize the traffic signal on Waterloo, if desired.

A R C H I T E C T U R E

P L A N N I N G I N T E R I O R S



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

See response to item C above. In addition, the existing drive onto Highway 395 will be utilized, in conjunction with NDOT driveway use permit approval, as an ingress only drive. This will reduce the developments impact on Highway 395. As noted in C above, a cross access is proposed with the Smiths Retail Center adjacent, which will improve traffic flow for the entire neighborhood.

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

Landscaped setback buffers are included at all sides of the property, and a 6 foot high CMU site screen wall is proposed along the Northeast property line, to separate the bank parcel from the adjacent residential use. Building architecture has been moved forward on the site, to screen parking areas from the major roadways, and create a more vibrant streetscape, encouraging pedestrian use of the site.

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

The site is not located within an identified archeological/cultural study area, as recognized by the county.

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

The proposed development complies and in most cases exceed the standards of the Douglas County and Town of Gardnerville Design criterial and improvement standards. Architectural features proposed such as brick and stone veneer at building facades, building modulation, and street forward architecture embrace the design standards and exceed them in quality and quantity of materials.

H. The proposed development will not be materially detrimental to the public health, safety, convenience and welfare, or result in material damage or prejudice to other property in the vicinity. (Ord. 763, 1996)

As proposed, the development will enhance the surrounding area and zone. Our goal is to provide an example of good development in the community.

Thank you for your time reviewing this submittal. If you have any questions, please do not hesitate to contact me.

Sincerely,

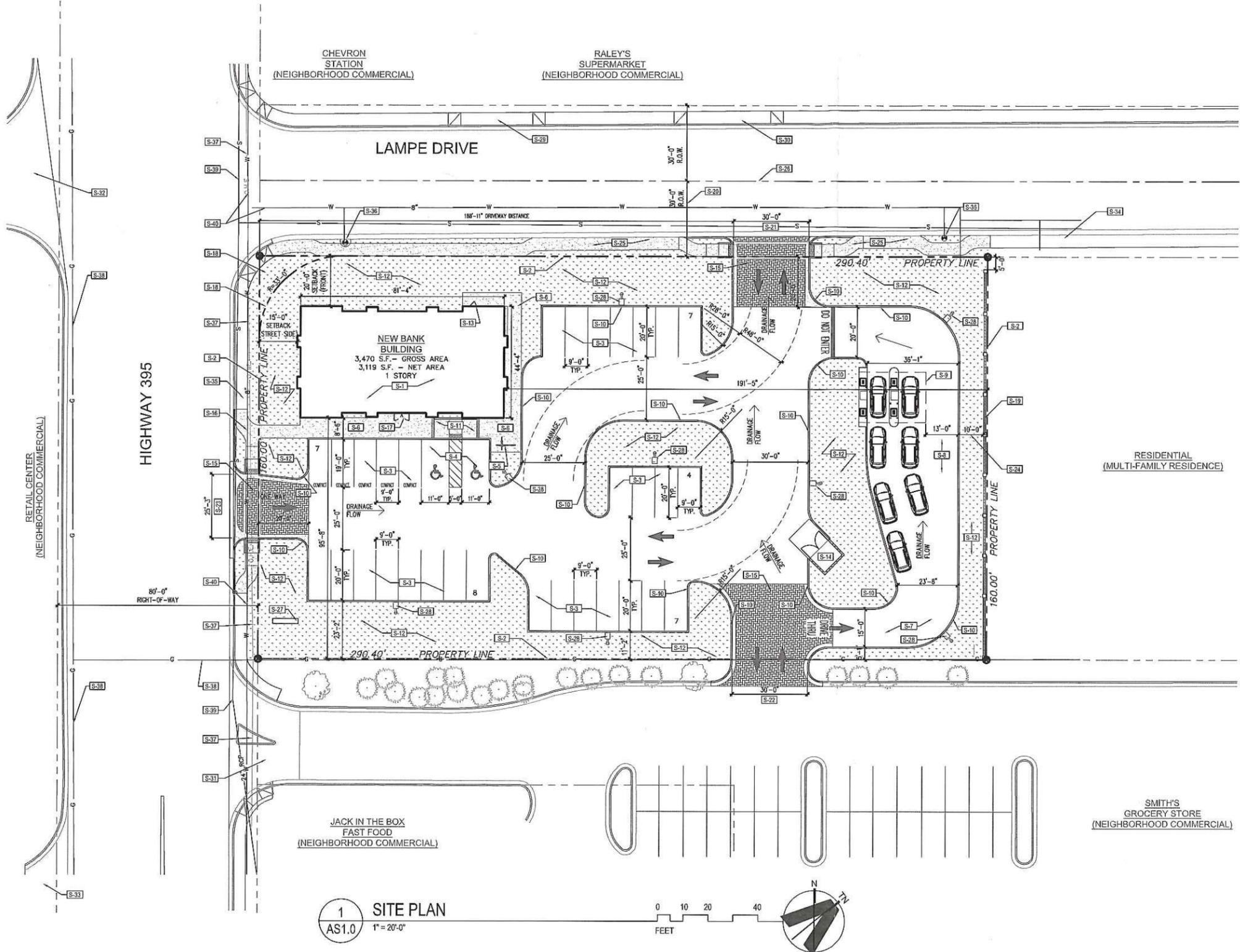
APMI, Inc.



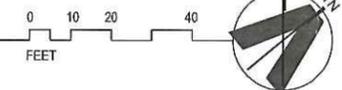
Will Reilly, AIA, LEED AP BD+C
Principal

Attachments: None
cc: File

THIS DRAWING IS AN INSTRUMENT OF SERVICE BY APRI, INC. AND IS FOR THE USE OF THE CLIENT ONLY. THE CLIENT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE ARCHITECTURAL WORKS COPYRIGHT ACT OF 1990. ALL DRAWINGS, SPECIFICATIONS, IDEAS AND DESIGN INCLUDING THE OVERALL FORM, ARRANGEMENT AND CONSTRUCTION OF SPACES AND ELEMENTS APPEARING HEREIN CONSTITUTE THE DRAINAGE DESIGNER'S WORK AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF APRI, INC. DATE: 03/21/2017

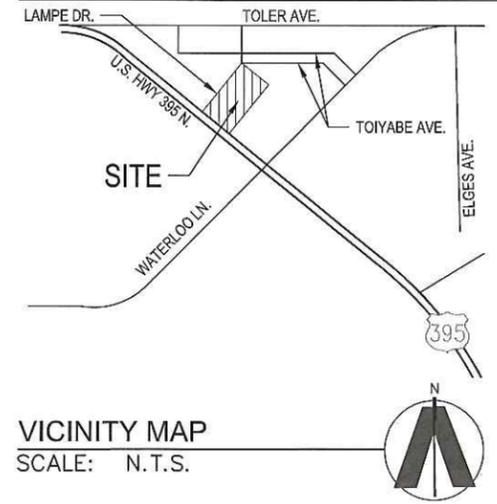
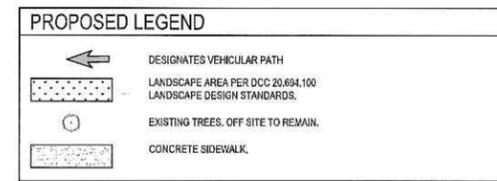


1 SITE PLAN
AS1.0 1" = 20'-0"



- ### KEYNOTES
- PROPOSED BUILDING.
 - PROPERTY LINE.
 - PROPOSED PARKING.
 - ACCESSIBLE PARKING AND ACCESSIBLE AISLE.
 - BICYCLE PARKING.
 - CONCRETE SIDEWALK.
 - DRIVE THRU AISLE. ATM ONLY, NO DRIVE UP TELLER PROPOSED.
 - DRIVE-UP ATM BYPASS LANE.
 - DRIVE UP ATM WITH SIGNATURE CANOPY.
 - SITE CURB.
 - ACCESSIBLE CURB RAMP.
 - LANDSCAPE AREA.
 - EMERGENCY EXIT DOOR.
 - REFUSE DISPOSAL ENCLOSURE.
 - RED COLORED 10'-0" MINIMUM WIDE STAMPED INTEGRALLY COLORED CONCRETE PER TOWN OF GARDNERVILLE REQUIREMENTS.
 - ACCESSIBLE ROUTE/PEDESTRIAN ROUTE TO PUBLIC WAY.
 - MAIN ENTRY DOORS.
 - PROPOSED DEDICATED 33'-0" FOOT RADIUS.
 - MINIMUM 6 FEET HIGH CMU SCREEN WALL ADJACENT RESIDENTIAL, EXTENDING TO WITHIN 5 FEET OF PROPERTY CORNER EACH SIDE.
 - EXISTING 30'-0" TO CENTERLINE R.O.W. ON LAMPE DRIVE. SEE ALTA SURVEY.
 - 30 FEET WIDE INGRESS / EGRESS CONCRETE DRIVEWAY ON LAMPE DRIVE.
 - 30 FEET WIDE INGRESS / EGRESS DRIVEWAY FROM SMITH'S CENTER.
 - EXISTING INGRESS ONLY DRIVEWAY ON HIGHWAY 395- PER NDOT CONCEPT PLAN APPROVAL.
 - 10 FEET REAR SETBACK.
 - PROPOSED 5 FEET WIDE CONCRETE SIDEWALK ALONG PROPERTY FRONTAGE ON 'LAMPE DRIVE'. SIDEWALK SHALL ROUTE AROUND (2) EXISTING FIRE HYDRANTS ON 'LAMPE DRIVE'.
 - EXISTING CENTERLINE ON LAMPE DRIVE. SEE ALTA SURVEY.
 - MONUMENT SIGNAGE UNDER SEPARATE SIGN PERMIT.
 - POLE MOUNTED LIGHT FIXTURE.
 - EXISTING CHEVRON STATION DRIVEWAY ACCESS.
 - EXISTING RALEY'S SUPERMARKET DRIVEWAY ACCESS.
 - EXISTING JACK IN THE BOX AND SMITH'S GROCERY DRIVEWAY ACCESS.
 - EXISTING RETAIL CENTER DRIVEWAY ACCESS.
 - EXISTING WALGREENS DRIVEWAY ACCESS.
 - EXISTING DRIVEWAY ACCESS TO MULTI-FAMILY RESIDENCE.
 - EXISTING PUBLIC SIDEWALK.
 - EXISTING FIRE HYDRANT TO REMAIN.
 - EXISTING OVERHEAD ELECTRIC LINE. SEE ALTA.
 - EXISTING UNDERGROUND GAS LINE. SEE ALTA.
 - EXISTING UNDERGROUND SEWER LINE. SEE ALTA.
 - EXISTING UNDERGROUND WATER LINE. SEE ALTA.

*NOTE: SEE 'DRAINAGE PLAN' FOR GRADES. SEE 'LINWORK' DRAWINGS FOR UTILITY LOCATIONS.



PROJECT DATA

PROJECT LOCATION 1353 U.S. HWY 395 N, GARDNERVILLE, NEVADA 89410	MASTER PLAN DESIGNATION NEIGHBORHOOD COM.	REQUIRED BIKE PARKING REQUIRED FEWER THAN 50 VEHICULAR PARKING SPACES PROVIDE 2 BIKE SPACES	APPLICABLE CODES 2012 INTERNATIONAL BUILDING CODE 2012 UNIFORM PLUMBING CODE 2012 UNIFORM MECHANICAL CODE 2012 INTERNATIONAL FIRE CODE 2011 NATIONAL ELECTRICAL CODE 2012 INTERNATIONAL ENERGY CODE	LEGAL DESCRIPTION: ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS: ALL THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B. & M., IN THE TOWN OF GARDNERVILLE, DOUGLAS COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 38 OF CARSON VALLEY, ESTATES, UNIT NO. 1, AS FILED ON THE 19TH DAY OF JULY, 1995; PROCEED N. 89°46'07" E. 30.00 FEET; THENCE S. 38°54'53" W. 716.12 FEET, ALONG THE SOUTHEASTERLY BOUNDARY OF THE CENTENNIAL PARCEL, TO ITS INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 395; PROCEED S. 51°04' E. ALONG THE NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 30 FEET TO THE POINT OF BEGINNING; THENCE S. 51°04' E. 160.00 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO A POINT; THENCE N. 38°54'53" E. A DISTANCE OF 290.40 FEET; THENCE N. 51°04' W. A DISTANCE OF 160.00 FEET; THENCE S. 38°54'53" W. A DISTANCE OF 290.40 FEET TO THE POINT OF BEGINNING.	PROJECT DESCRIPTION: THE WORK IN THIS PROJECT WILL CONSIST OF THE CONSTRUCTION OF A NEW BRANCH BANK AND ALL ASSOCIATED SITE IMPROVEMENTS, INCLUDING NEW UTILITIES. THE SITE, 1353 U.S. HIGHWAY 395 NORTH, GARDNERVILLE, CURRENTLY HAS A MOTEL ON IT. THIS PROJECT PROPOSES TO DEMO THE EXISTING CONSTRUCTION ON SITE ENTIRELY AND EXTEND NEW UTILITY SERVICES TO THE STREET / PROPERTY LINE. WE PROPOSE TO UTILIZE THE EXISTING ENTRANCE DRIVEWAY ON HIGHWAY 395, AND ARE CONCURRENTLY MAKING APPLICATION TO NDOT FOR THIS APPROVAL. OUR SITE PLAN SHOWS A SECONDARY DRIVEWAY ONTO LAMPE DRIVE, AND A PROPOSED CROSS ACCESS IS ANTICIPATED WITH THE SMITH'S RETAIL CENTER TO THE SOUTH, PENDING FINAL NEGOTIATIONS WITH THE ADJACENT PROPERTY OWNER.
CLIENT/OWNER J.P. MORGAN CHASE, N.A. CORP. REAL ESTATE SERVICES 201 NORTH CENTRAL AVENUE, 25TH FLOOR PHOENIX, ARIZONA 85004 JOE HERNANDEZ T 602.221.2070	NET LOT AREA 1.06 ACRES (46,173 S.F.)	BIKE PARKING PROVIDED 5	ALL CODES AS MODIFIED BY DOUGLAS COUNTY AMENDMENTS	AS PART OF THE BANK CONSTRUCTION, 2 REMOTE DRIVE THRU ATMS WITH A BYPASS LANE AND SIGNATURE CANOPY ARE ANTICIPATED AT THE REAR OF THE PROPERTY. A SITE SCREEN WALL AND LANDSCAPE BUFFER IS SHOWN AT THE PROPERTY LINE TO PROVIDE VISUAL AND ACOUSTICAL SCREENING TO THE ADJACENT RESIDENTIAL PARCEL.	
ARCHITECT (APPLICANT) APRI, INC. 8300 N HAYDEN RD, SUITE 204 SCOTTSDALE, ARIZONA 85258 WILLIAM REILLY AIA T 480.998.0709 F 480.998.7958	GROSS FLOOR AREA 3,470 S.F.	NUMBER OF EMPLOYEES (ANTICIPATED) 9	APN: 1220-04-501-001		
	GROSS FLOOR % OF SITE 7.5% (3,470 SF / 46,173 S.F.)	BUILDING SETBACKS REQUIRED FRONT (STREET): 20'-0" SIDE: 15'-0" ST. SIDE REAR: 10'-0"	SITE IS IN X-SHADED FLOOD ZONE. FINISHED FLOOR WILL BE A MINIMUM OF 12" ABOVE HIGHEST ADJACENT PRE-DEVELOPMENT GRADE		
	TOTAL LANDSCAPE PROVIDED 6,452 S.F.	CONSTRUCTION TYPE: TYPE V-B, UNSPRINKLED			
	LANDSCAPE % OF SITE 14% (6,452 SF / 46,173 S.F.)	BUILDING OCCUPANCY TYPE B - BUSINESS			
	LANDSCAPE % OF PARKING 29% (6,452 SF / 22,424 S.F.)	OCCUPANCY LOAD PER CLASSIFICATION 100 GROSS S.F. AREA / 100 GROSS S.F. 3,470 S.F. / 100			
	REQUIRED PARKING 1 SPACE PER 300 SQUARE FEET OF BUILDING SPACE (3,470 / 300)	35 TOTAL OCCUPANTS			
	PARKING PROVIDED REGULAR SPACES PROVIDED 26 COMPACT PARKING 5 ACCESSIBLE SPACES PROVIDED 2				

CHASE
 CLIENT/OWNER:
 J.P. MORGAN CHASE N.A.
 CORP. REAL ESTATE SERV.
 201 N. CENTRAL AVE.
 PHOENIX, AZ. 85004
 JOE HERNANDEZ
 T. 602.221.2070
 APN # 1220-04-501-001

RECEIVED
 NOV 21 2017
 DOUGLAS COUNTY
 DEVELOPMENT

APRI
 ARCHITECTURE PLANNING INTERIORS

T. 480.998.0709
 WWW.APRI.COM

8300 NORTH HAYDEN ROAD, SUITE 204
 SCOTTSDALE, ARIZONA 85258

EXPIRES DECEMBER 31, 2017

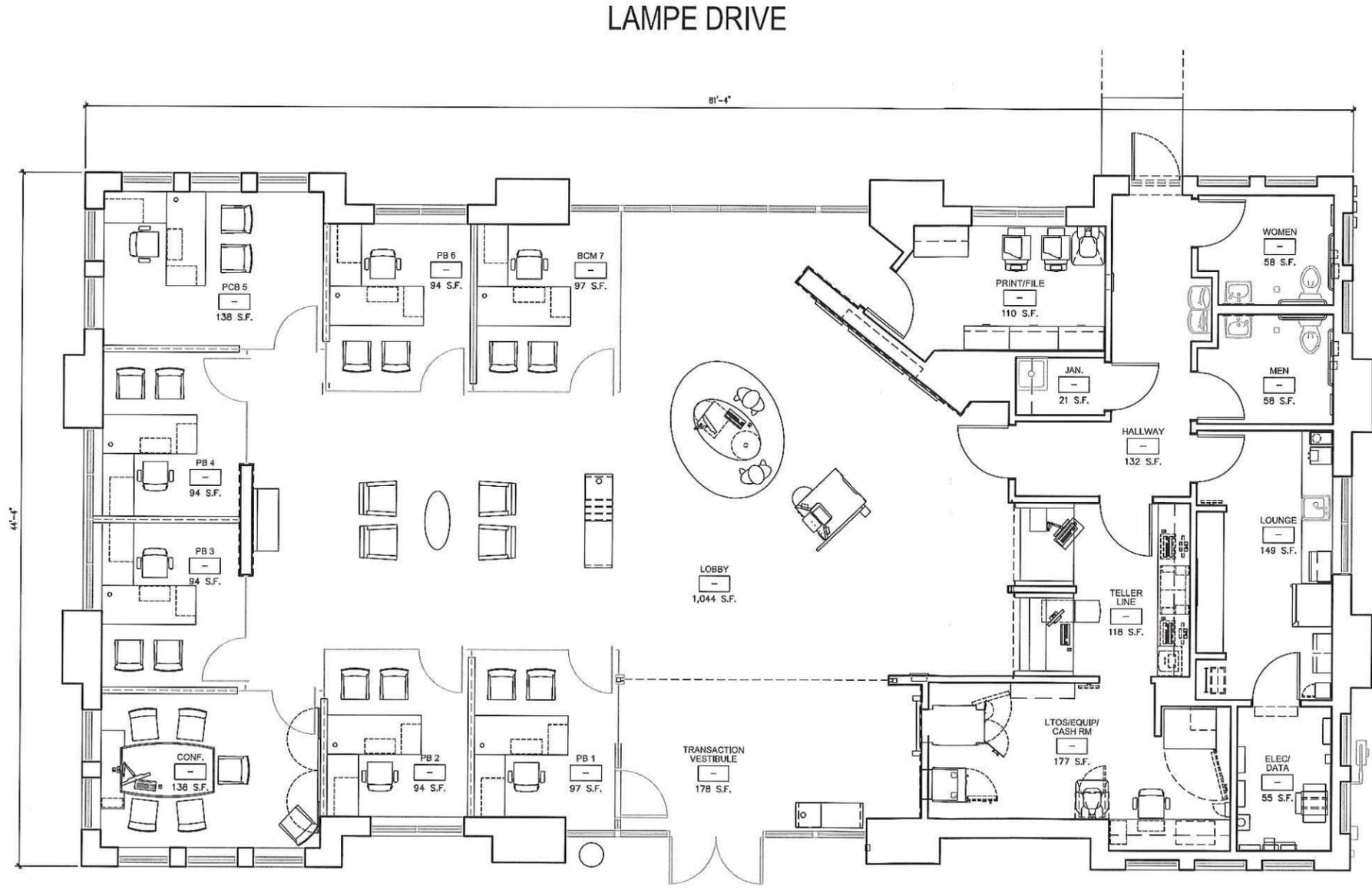
DRAWN SS
 DATE 20.NOVEMBER.2017
 PROJECT 17103.00

SITE PLAN

AS1.0

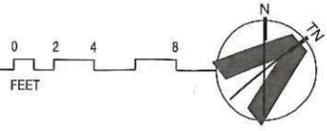
THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY APM, INC. AND/OR ITS CONSULTANT, AND IS INTENDED FOR USE ON THIS PROJECT ONLY. THIS DRAWING REMAINS THE PROPERTY OF APM, INC. AND SHALL BE REFERRED TO AS SUCH. ANY REVISIONS TO THIS DRAWING SHALL BE INDICATED BY THE ARCHITECT'S MARKS, COMMENTS, AND/OR DATE. ALL DIMENSIONS, SPECIFICATIONS, LEGENDS AND DECISIONS, INCLUDING THE DETAILED FORM, ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS APPEARING HEREIN CONSTITUTE THE ORIGINAL COPYRIGHTED WORK OF APM, INC., AND/OR ITS CONSULTANT. ANY REPRODUCTION, USE, OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT THE WRITTEN CONSENT OF APM, INC. IS STRICTLY PROHIBITED. © 2017 APM, INC.

HIGHWAY 395



LAMPE DRIVE

1 FLOOR PLAN
A2.0 1/4" = 1'-0"



RECEIVED
OCT 31 2017
DOUGLAS COUNTY
COMMUNITY DEVELOPMENT



DRAWN SS
DATE 30.OCTOBER.2017
PROJECT 17103.00

CONSTRUCTION TYPE: TYPE V-B, NON-SPRINKLED
BUILDING OCCUPANCY TYPE: B - BUSINESS
OCCUPANCY LOAD PER CLASSIFICATION
100 GROSS S.F.
AREA / 100 GROSS S.F.
3,470 S.F. / 100 = 35 TOTAL OCCUPANTS

FLOOR PLAN

A2.0

HIGHWAY 395 AND WATERLOO

CHASE

CLIENT/OWNER:
JP MORGAN CHASE N.A.
CORP. REAL ESTATE SERV.
201 N. CENTRAL AVE.
PHOENIX, AZ 85004
JOE HERNANDEZ
T. 602.221.2070

1953 US HWY 395 N., GARDNERVILLE, NEVADA 89410
APN # 1220-04-501-001

APM
ARCHITECTURE PLANNING INTERIORS

8300 NORTH HAYDEN ROAD, SUITE A-209
SCOTTSDALE, ARIZONA 85258
T. 480.968.0789
WWW.APMI.COM

THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY AP/MI, INC. AND/OR ITS CONSULTANT, AND IS INTENDED FOR USE ON THIS PROJECT ONLY. THE DRAWING REMAINS THE PROPERTY OF AP/MI, INC. AND SHALL BE RETURNED TO THE ARCHITECTURAL WORKS COPYRIGHT ACT OF 1980. ALL DRAWINGS, SPECIFICATIONS, NOTES AND SCHEDULES, INCLUDING THE GENERAL FORM, ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS APPEARING HEREIN CONSTITUTE THE ORIGINAL COPYRIGHTED WORK OF AP/MI, INC. AND/OR ITS CONSULTANT. ANY REPRODUCTION, USE, OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT FROM AP/MI, INC. IS STRICTLY PROHIBITED. ©2017 AP/MI, INC.



PROPOSED PLAN SOUTH ELEVATION

SCALE: N.T.S.



PROPOSED PLAN WEST ELEVATION

SCALE: N.T.S.

FINISH LEGEND

- A** MATERIAL: EIFS-2
MANUFACTURER: STO PREMIER NEXT
COLOR: MATCH
SHERWIN-WILLIAMS
SW 7036 -
ACCESSIBLE BEIGE
FINE TEXTURE
- B** MATERIAL: EIFS-4
MANUFACTURER: STO PREMIER NEXT
COLOR: MATCH
SHERWIN-WILLIAMS
SW 6108 - LATTE
FINE TEXTURE
- C** MATERIAL: HOLLOW METAL DOOR
COLOR: SHERWIN-WILLIAMS
ACCESSIBLE BEIGE
SW 7036
- D** MATERIAL: BRICK VENEER
MANUFACTURER: ACME BRICK COMPANY
STYLE: RED SUNSET
- E** MATERIAL: SAVANNA STONE
MANUFACTURER: HARVEY CEMENT
PRODUCTS
LIMESTONE #3
STYLE: (ROCKFACE AT BODY,
SMOOTH AT TRIMS)
- F** MATERIAL: METAL PANEL
MANUFACTURER: ALCOA ARCH. PRODUCTS
PRODUCT: REYNOBOND
STYLE: CHASE SILVER
- G** MATERIAL: METAL PANEL
MANUFACTURER: ALCOA ARCH. PRODUCTS
PRODUCT: REYNOBOND
STYLE: CHASE BLUE
- H** MATERIAL: STANDING SEAM METAL
ROOFING
MANUFACTURER: TBD.
FINISH: ZINC GALVALUME
- I** MATERIAL: ALUMINUM STOREFRONT
SYSTEM
FINISH: CLEAR ANODIZED ALUM.
GLASS: SOLARBAN 70
WARM GRAY TINT
- J** MATERIAL: ALUMINUM STOREFRONT
SYSTEM
FINISH: CLEAR ANODIZED ALUM.
GLASS: SPANDREL GLAZING
WARM GRAY TINT
- K** MATERIAL: METAL COPING
FINISH: MATCH
SHERWIN-WILLIAMS
SW 7045
INTELLECTUAL GRAY

- +26'-4 1/2" A.F.F. T.O. ROOF
- +21'-0" A.F.F. T.O. PARAPET
- +18'-0" A.F.F. T.O. PARAPET
- +17'-0" A.F.F. T.O. PARAPET
- +10'-8" A.F.F. T.O. WINDOW
- +3'-4" A.F.F. T.O. WATER TABLE
- 0'-0" FINISH FLOOR
- +26'-4 1/2" A.F.F. T.O. ROOF
- +21'-0" A.F.F. T.O. PARAPET
- +18'-0" A.F.F. T.O. PARAPET
- +17'-0" A.F.F. T.O. PARAPET
- +10'-8" A.F.F. T.O. WINDOW
- +3'-4" A.F.F. T.O. WATER TABLE
- 0'-0" FINISH FLOOR

GENERAL NOTES

A. ALL SIGNAGE UNDER SEPARATE REVIEW AND PERMIT

HIGHWAY 395 AND WATERLOO

CHASE

CLIENT/OWNER:
JP MORGAN CHASE N.A.
CORP. REAL ESTATE SERV.
201 N. CENTRAL AVE.
PHOENIX, AZ 85004
JOE HERNANDEZ
T. 602.221.2070

1353 US HWY 395 N, GARDNERVILLE, NEVADA 89410
APN # 122D-04-501-001

AP/MI
ARCHITECTURE PLANNING INTERIORS

T: 480.995.0709
WWW.AP/MI.COM

800 NORTH HAYDEN ROAD, SUITE A-209
SCOTTSDALE, ARIZONA 85258



DRAWN SS
DATE 30.OCTOBER.2017
PROJECT 17103.00

RECEIVED

OCT 31 2017

**DOUGLAS COUNTY
COMMUNITY DEVELOPMENT**

BUILDING
ELEVATIONS

A3.0

THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY JPMI, INC., AND/OR ITS CONSULTANT, AND IS INTENDED FOR USE ON THIS PROJECT ONLY. THE DRAWING REMAINS THE PROPERTY OF JPMI, INC., AND SHALL BE RETURNED TO THE ARCHITECTURAL FIRM UPON COMPLETION OF THE CONSTRUCTION WORK. PERMIT TO THE ARCHITECTURAL FIRM'S COPYRIGHT ACT OF 1990. ALL DIMENSIONS SPECIFIED ON THIS DRAWING SHALL BE THE GOVERNING DIMENSIONS. ANY CHANGES TO THE ORIGINAL DRAWING SHALL BE MADE BY THE ARCHITECTURAL FIRM. ANY REVISIONS, SPECIFICATIONS, NOTES AND RECORDS INCLUDING THE ORIGINAL FORM, AMENDMENT AND CORRECTION OF SPACES AND ELEMENTS APPEARING HEREIN CONSTITUTE THE ORIGINAL COPYRIGHTED WORK OF JPMI, INC., AND/OR ITS CONSULTANT. ANY REPRODUCTION, USE, OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT FROM JPMI, INC. IS STRICTLY PROHIBITED. ©2017 JPMI, INC.



PROPOSED PLAN NORTH ELEVATION

SCALE: N.T.S.



PROPOSED PLAN EAST ELEVATION

SCALE: N.T.S.

FINISH LEGEND

- A** MATERIAL: EIFS-2
MANUFACTURER: STO PREMIER NEXT
COLOR: MATCH
SHERWIN-WILLIAMS
SW 7036 -
ACCESSIBLE BEIGE
FINE TEXTURE
- B** MATERIAL: EIFS-4
MANUFACTURER: STO PREMIER NEXT
COLOR: MATCH
SHERWIN-WILLIAMS
SW 6108 - LATTE
FINE TEXTURE
- C** MATERIAL: HOLLOW METAL DOOR
COLOR: SHERWIN-WILLIAMS
ACCESSIBLE BEIGE
SW 7036
- D** MATERIAL: BRICK VENEER
MANUFACTURER: ACME BRICK COMPANY
STYLE: RED SUNSET
- E** MATERIAL: SAVANNA STONE
MANUFACTURER: HARVEY CEMENT
PRODUCTS
LIMESTONE #3
STYLE: (ROCKFACE AT BODY,
SMOOTH AT TRIMS)
- F** MATERIAL: METAL PANEL
MANUFACTURER: ALCOA ARCH. PRODUCTS
PRODUCT: REYNOBOND
STYLE: CHASE SILVER
- G** MATERIAL: METAL PANEL
MANUFACTURER: ALCOA ARCH. PRODUCTS
PRODUCT: REYNOBOND
STYLE: CHASE BLUE
- H** MATERIAL: STANDING SEAM METAL
ROOFING
MANUFACTURER: TBD.
FINISH: ZINC GALVALUME
- I** MATERIAL: ALUMINUM STOREFRONT
SYSTEM
FINISH: CLEAR ANODIZED ALUM.
FRAME
GLASS: SOLARBAN 70
WARM GRAY TINT
- J** MATERIAL: ALUMINUM STOREFRONT
SYSTEM
FINISH: CLEAR ANODIZED ALUM.
FRAME
GLASS: SPANDREL GLAZING
WARM GRAY TINT
- K** MATERIAL: METAL COPING
FINISH: MATCH
SHERWIN-WILLIAMS
SW 7045
INTELLECTUAL GRAY

GENERAL NOTES

- A. ALL SIGNAGE UNDER SEPARATE REVIEW AND PERMIT

HIGHWAY 395 AND WATERLOO

CHASE

CLIENT/TOWNER:
JP MORGAN CHASE & CO.
CORP. REAL ESTATE SERV.
201 N. CENTRAL AVE.
PHOENIX, AZ 85004
JOE HERNANDEZ
T. 602.221.2070

APN # 1220-04-001-001

APMI
ARCHITECTURE PLANNING INTERIORS

T: 480.986.0709
WWW.APMI.COM

8200 NORTH HAYDEN ROAD, SUITE A-209
SCOTTSDALE, ARIZONA 85258



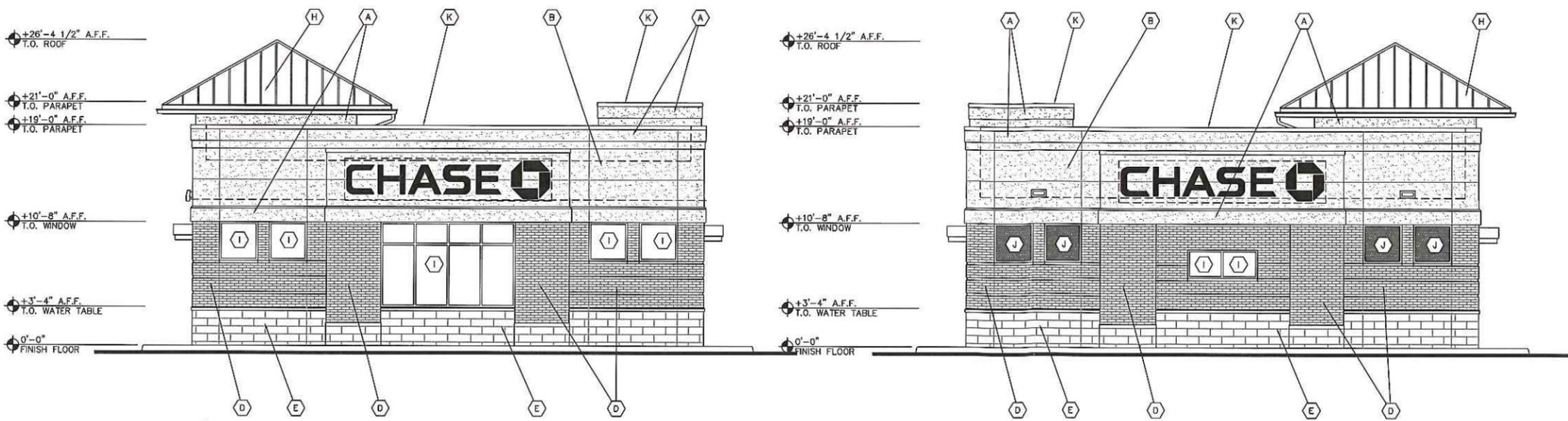
DRAWN SS
DATE 30.OCTOBER.2017
PROJECT 17103.00

RECEIVED
OCT 31 2017
DOUGLAS COUNTY
COMMUNITY DEVELOPMENT

BUILDING
ELEVATIONS

A3.1

THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE TO THE CLIENT. THE CLIENT'S RESPONSIBILITY IS TO VERIFY THE ACCURACY OF ALL INFORMATION AND TO OBTAIN NECESSARY PERMITS. THE ARCHITECTURAL WORK IS PROVIDED TO THE CLIENT UNDER A LIMITED WARRANTY. THE ARCHITECT SHALL BE RESPONSIBLE TO THE CLIENT FOR THE COMPLETION OF THE CONSTRUCTION WORK. THE CLIENT SHALL BE RESPONSIBLE TO THE ARCHITECT FOR THE COMPLETION OF THE CONSTRUCTION WORK. ALL DIMENSIONS, SPECIFICATIONS, MATERIALS, AND FINISHES ARE SUBJECT TO CHANGE WITHOUT NOTICE. THE ARCHITECT SHALL BE RESPONSIBLE TO THE CLIENT FOR THE COMPLETION OF THE CONSTRUCTION WORK. THE CLIENT SHALL BE RESPONSIBLE TO THE ARCHITECT FOR THE COMPLETION OF THE CONSTRUCTION WORK. ALL DIMENSIONS, SPECIFICATIONS, MATERIALS, AND FINISHES ARE SUBJECT TO CHANGE WITHOUT NOTICE.



4 EXTERIOR ELEVATION - WEST
A3.2 3/16" = 1'-0"

3 EXTERIOR ELEVATION - EAST
A3.2 3/16" = 1'-0"



2 EXTERIOR ELEVATION - NORTH
A3.2 3/16" = 1'-0"



1 EXTERIOR ELEVATION - SOUTH
A3.2 3/16" = 1'-0"

FINISH LEGEND

- A** MATERIAL: EIFS-2
MANUFACTURER: STO PREMIER NEXT
COLOR: MATCH SHERWIN-WILLIAMS SW 7036 - ACCESSIBLE BEIGE FINE TEXTURE
FINISH:
- B** MATERIAL: EIFS-4
MANUFACTURER: STO PREMIER NEXT
COLOR: MATCH SHERWIN-WILLIAMS SW 6108 - LATTE FINE TEXTURE
FINISH:
- C** MATERIAL: HOLLOW METAL DOOR
COLOR: SHERWIN-WILLIAMS ACCESSIBLE BEIGE SW 7036
- D** MATERIAL: BRICK VENEER
MANUFACTURER: ACME BRICK COMPANY
STYLE: RED SUNSET
- E** MATERIAL: SAVANNA STONE
MANUFACTURER: HARVEY CEMENT PRODUCTS
STYLE: LIMESTONE #3 (ROCKFACE AT BODY, SMOOTH AT TRIMS)
- F** MATERIAL: METAL PANEL
MANUFACTURER: ALCOA ARCH. PRODUCTS
PRODUCT: REYNOBOND
STYLE: CHASE SILVER
- G** MATERIAL: METAL PANEL
MANUFACTURER: ALCOA ARCH. PRODUCTS
PRODUCT: REYNOBOND
STYLE: CHASE BLUE
- H** MATERIAL: STANDING SEAM METAL ROOFING
MANUFACTURER: TBD.
FINISH: ZINC GALVALUME
- I** MATERIAL: ALUMINUM STOREFRONT SYSTEM
FINISH: CLEAR ANODIZED ALUM. FRAME
GLASS: SOLARBAN 70 WARM GRAY TINT
- J** MATERIAL: ALUMINUM STOREFRONT SYSTEM
FINISH: CLEAR ANODIZED ALUM. FRAME
GLASS: SPANDREL GLAZING WARM GRAY TINT
- K** MATERIAL: METAL COPING
FINISH: MATCH SHERWIN-WILLIAMS SW 7045 INTELLECTUAL GRAY

GENERAL NOTES

A. ALL SIGNAGE UNDER SEPARATE REVIEW AND PERMIT

RECEIVED
OCT 31 2017
DOUGLAS COUNTY
COMMUNITY DEVELOPMENT

HIGHWAY 395 AND WATERLOO
CHASE
CLIENT/OWNER: JP MORGAN CHASE N.A. CORP. REAL ESTATE SERV. 201 N. CENTRAL AVE. PHOENIX, AZ 85004
JOE HERNANDEZ T. 602.221.2070
1353 US HWY 395 N. GARDNERVILLE, NEVADA 89410
APN # 1220-04-601-001

APMI
ARCHITECTURE PLANNING INTERIORS
T. 480.686.0709
WWW.APMI.COM
8800 NORTH HAVEN ROAD, SUITE A-208
SCOTTSDALE, ARIZONA 85258



DRAWN SS
DATE 30.OCTOBER.2017
PROJECT 17103.00

EXTERIOR
ELEVATIONS

A3.2

**CHASE BANK
GARDNERVILLE, NEVADA**

PRELIMINARY DRAINAGE DESIGN REPORT

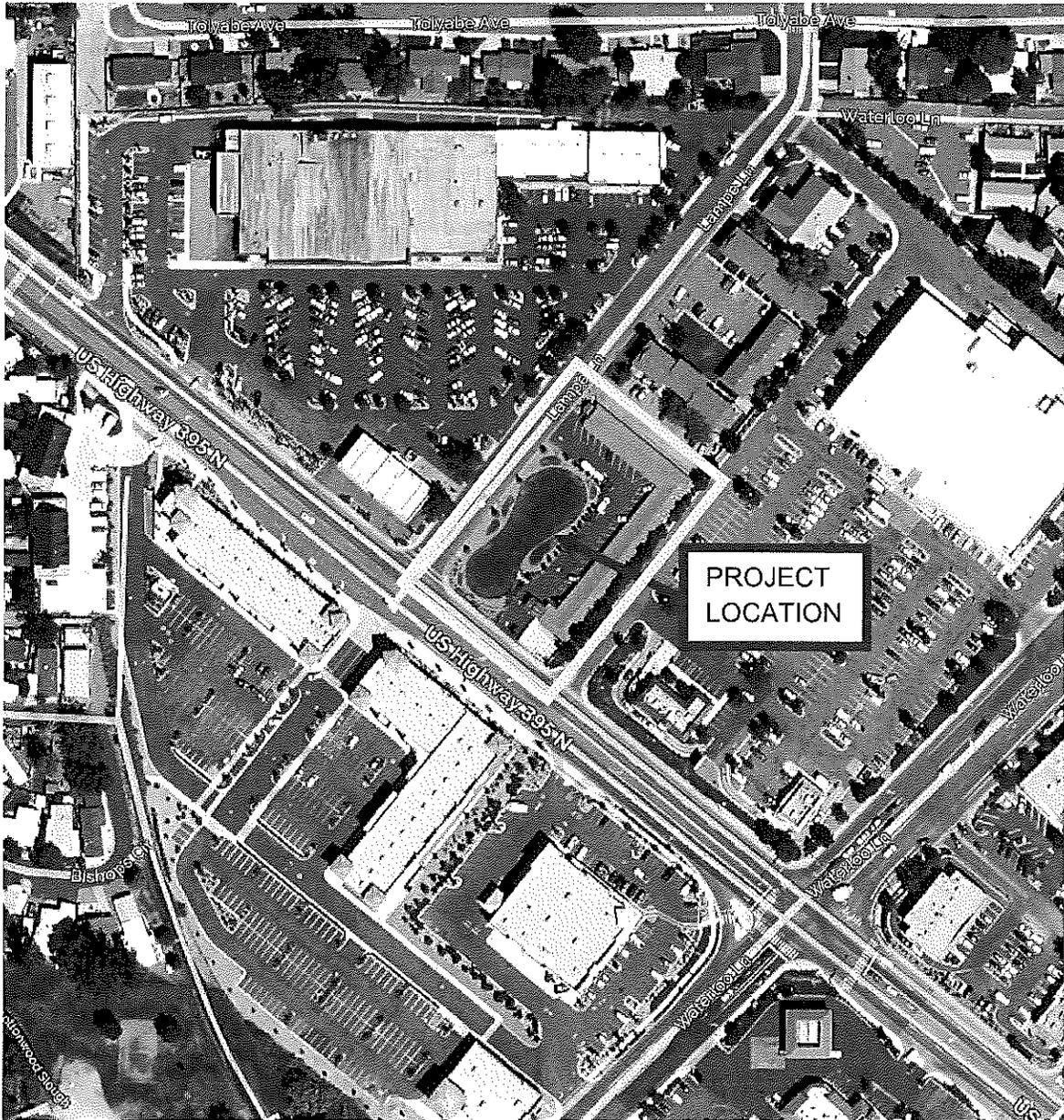
Prepared by:
Reno Engineering Corporation
Silas Callahan, PE
One East First Street, Ste 1400 • Reno, Nevada 89501

October 13, 2017

RECEIVED
OCT 31 2017
**DOUGLAS COUNTY
COMMUNITY DEVELOPMENT**

PREFACE

This preliminary report determines required storm drain improvements for the conversion of a commercial parking lot to multi-family development. The site is identified as APN 1220-04-501-011. The site is re-development, with an existing hotel being converted to a commercial banking center with a drive-thru.



The entire site is located within FEMA Flood Zone X per FEMA FIRM Panels 332005C0265G dated January 19, 2010.

This report is prepared in compliance with Gardnerville Municipal Codes, Douglas County Development guidelines, and Truckee Meadows Regional Drainage Manual.

The following narrative details the drainage design concepts and the assumptions made to complete the design.

PROJECT DESCRIPTION

The proposed development consists of a commercial banking center with a drive-thru and parking lot. The total parcel area is 1.06 acres. Development surrounding the parcel includes large retail stores, restaurants, and other commercial use buildings. In addition, a condo/apartment multifamily development is located to the northwest of the site. Currently, the site currently consists of an asphalt pavement parking lot, motel building, and grassy open space area. The parcel generally slopes South to North at approximately 1.3% grade.

Existing private storm drainage infrastructure will be the discharge points of all runoff contributed by the proposed development. As a conversion from a motel structure and parking lot to a commercial banking center and parking lot, total inflow to existing infrastructure is anticipated to remain nearly the same. Existing infrastructure includes a 24" SD line and a type 4R catch basin located in Lampe Lane. The existing infrastructure was originally designed to drain the parking lot and motel site, along with adjacent properties, to the Martin Slough detention basin, located roughly ½ mile northwest from the proposed site.

ONSITE RUNOFF AND DRAINAGE SYSTEM IMPROVEMENTS

The contributing area to the existing pipes was evaluated in the existing and proposed area for the 100-year event and pipe capacity of each existing pipe estimated to evaluate compatibility of the proposed development with existing infrastructure. Proposed basins are similar to existing as fully possible. Based on the preliminary grading plan, NOAA atlas 14 PDF values and a rational coefficient of 0.9 for the existing building and parking lot and 0.4 for all open space areas, all contributories are within 1.5% (0.04 cfs) of the existing condition in the proposed layout. Refer to attached calculations for further analysis. Both 5-year and 100-year calculations have been performed, though 100-year values will be considered for the final drainage design since the 100-year values are more conservative. A new Type 4-R catch basin will be added onsite to better fit the drainage layout of the new bank, thus alleviating a portion of the flow into Lampe Ln.

EXISTING DRAINAGE FACILITIES

Each of the existing pipe capacities has been determined based on Manning's formula. The proposed 100 year flow of each basin is less than the pipe capacity. Thus, no adverse condition is observed from this development. Refer to attached calculations for further analysis. 5-year calculations have not been performed since the 100-year values are more conservative.

IMPACTS OF DEVELOPMENT CONCLUSIONS AND RECOMMENDATIONS.

- The proposed development has 1.5% (0.04 cfs) more impervious coverage than the existing ac parking lot and basins are similar enough to prevent adversely affect contributing flow to the existing storm drainage infrastructure. Proposed 100-year peak flows are nearly equal to the existing for all basins.
- Existing infrastructure capacity is greater than the 100-year storm flows for all existing pipes utilized in the design. No adverse conditions are created from the proposed development.

Exhibits and Supports Information

- **Drainage summary calculation sheet.** All pertinent information regarding site drainage. This summary sheet is intended to give the plan reviewer an executive summary of all pertinent site specific drainage design inputs and conclusions.

Table 1.1					
ON-SITE SUB-BASIN CHARACTERISTICS					
PRE-DEVELOPMENT					
SUB-BASIN	AREA (SF)	AREA (AC)	COEFF. (C)	Q(5) (CFS)	Q(100) (CFS)
OPEN SPACE	17679	0.41	0.4	0.20	0.49
AC/BLDG	28314	0.65	0.9	0.71	1.76
		1.06		0.91	2.24

POST-DEVELOPMENT					
SUB-BASIN	AREA (SF)	AREA (AC)	COEFF. (C)	Q(5) (CFS)	Q(100) (CFS)
OPEN SPACE	16984	0.39	0.4	0.19	0.47
AC/BLDG	29190	0.67	0.9	0.74	1.82
		1.06		0.93	2.28

* BASED ON AN ASSUMED TIME OF CONCENTRATION OF 10 MINUTES FOR SMALL SITES
 I5=1.22 IN/HR (NOAA ATLAS 14 TABLE), I100=3.01 IN/HR (NOAA ATLAS 14 TABLE)
 RATIONAL METHOD (Q=CIA)

ON-SITE DETENTION REQUIREMENT

TOTAL PRE-DEVELOPED Q(100)	2.24	CFS
TOTAL POST-DEVELOPED Q(100)	2.28	CFS
FLOW RATE INCREASE DUE TO PROJECT	0.04	CFS

CATCH BASIN CALCULATIONS

INLET CAPACITY IN SUMP (ORIFICE) - 4R CB		
Equation		$Q_i = C_o * A_o * ((2gd)^{0.5})$
Inlet Type		Combination
Co		0.80
Ao [ft^2]		1.50
Clear Opening Ratio		0.80
g [ft/s^2]		32.20

INLET CAPACITY ON CONT. GRADE (WEIR)		
Equation		$Q_i = C_w * L_w * (d^{1.5})$
Inlet Type		Combination
Cw		3.00
Lw [ft]		3.00
Clear Opening Ratio		0.80

INLET CAPACITY IN SUMP (ORIFICE) - 3R CB		
Equation		$Q_i = C_o * A_o * ((2gd)^{0.5})$
Inlet Type		Grate
Co		0.67
Ao [ft^2]		4.00
Clear Opening Ratio		0.80
g [ft/s^2]		32.20

Table 1.2

CATCH BASIN CHARACTERISTICS

CATCH BASIN	CONDITION	TYPE	Q(100) (CFS)	Q(100-CAP) (CFS)	Q(100) SPILLOVER	D(100) (FT)
1	SUMP	4R	2.28	9.42	0.00	0.30

*DEPTH OF PONDING BASED ON GRADING PLAN (0.5' MAX.) FOR SUMP CONDITIONS

*REFER TO TRUCKEE MEADOWS REGIONAL DRAINAGE MANUAL FOR INLET CAPACITY EQUATIONS AND PARAMETERS

Table 1.3

STORM DRAIN CHARACTERISTICS

STORM DRAIN	Q(100) (CFS)	ACTUAL SLOPE (FT/FT)	Q(CAP) (CFS)	VELOCITY (FPS)	CAPACITY > Q(100)	SIZE (IN)
1	2.28	0.0100	21.01	6.69	YES	24

* MANNINGS EQUATION USED FOR ALL PIPE CALCULATIONS

MANNING'S N ASSUMED 0.014 FOR ALL PIPES

Gardnerville Town Board

AGENDA ACTION SHEET



1. **For Possible Action:** Discussion to approve, approve with modifications or deny a project review application made on behalf of Heybourne Meadows. LLC to expand the previously approved wetland/habitat pond (SIP #00757 from 3 acres to 5 acres located on the Town's 30.49 acre open space parcel (APN 1320-32-614-002); with public comment prior to board action.
2. **Recommended Motion:** To approve the Heybourne Meadows. LLC project to expand the previously approved wetland/habitat pond from 3 acres to 5 acres located on the Town's 30.49 acre open space parcel.

Funds Available: Yes N/A

3. **Department:** Administration

4. **Prepared by:** Tom Dallaire

5. **Meeting Date:** December 5, 2017 **Time Requested:** 15 minutes

6. **Agenda:** Consent Administrative

Background Information: The Ranch at Gardnerville dedicated the land to the town as open space. They worked into the agreement that they could create an additional 10 acres of wetland on the open space parcel as part of the project. The agreement is attached. In 2014 they proposed a 3 acre pond in the current location. This application is changing the size to 5 acres. This project will reduce the need for trucking that material through Chichester Estates and will generate a huge 20' deep 5 acre pond for a future asset the town could enhance in the future. See the staff report for additional information and conditions.

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

8. **Board Action:**

- Approved Approved with Modifications
 Denied Continued

Town of Gardnerville
1407 Highway 395
Gardnerville, Nevada 89410
775-782-7134
775-782-7135 fax
www.gardnerville-nv.gov



STAFF REPORT

Date: December, 5 2017 GTB Meeting

To: Gardnerville Town Board

From: Thomas Dallaire, P.E., Town Manager

Subject: SIP 00757,

Revision to SIP #00757, for the Ranch at Gardnerville Major Design Review DA 17-012 for project review application to modify SIP #00757 on behalf of Heybourne Meadows, LLC to expand the previously approved wetland/habitat pond from 3 acres to 5 acres. The project is located on the Town's 30.49 acre open space parcel (APN 1320-32-614-002).

BACKGROUND

The Board previously heard this item as part of the grading permit for SIP 00538, but that project received a notice of completion and the pond excavation will generate the fill material needed for phase 3 improvements. This will reduce the number of truck trips through Chichester Estates and create another wetland amenity along the Martin Slough path and town's open space. This proposed pond is planned to be 8 to 10 feet deeper than the sediment ponds at Gilman and Chichester. The top of the pond elevation varies, from 4736 to 4733.5 and the bottom of the pond is planned to be 4709, therefore the pond is 24.5' deep at the lowest edge. The plan does include a wire fabric on a split rail fence around the pond. I did ask them to remove the fence and put in clusters of trees on the south and west side of the pond. Keeping the trees away from the back of the home parcels so when the trees grow up it won't block their entire view.

The parcel is located adjacent to the Town of Minden's well site. I coordinated with Minden staff and they are ok with the pond at that location. I believe the state has a minimum setback from open water to a well.

December 5, 2017 Town of Gardnerville Board meeting

Staff recommends approval with the following conditions;

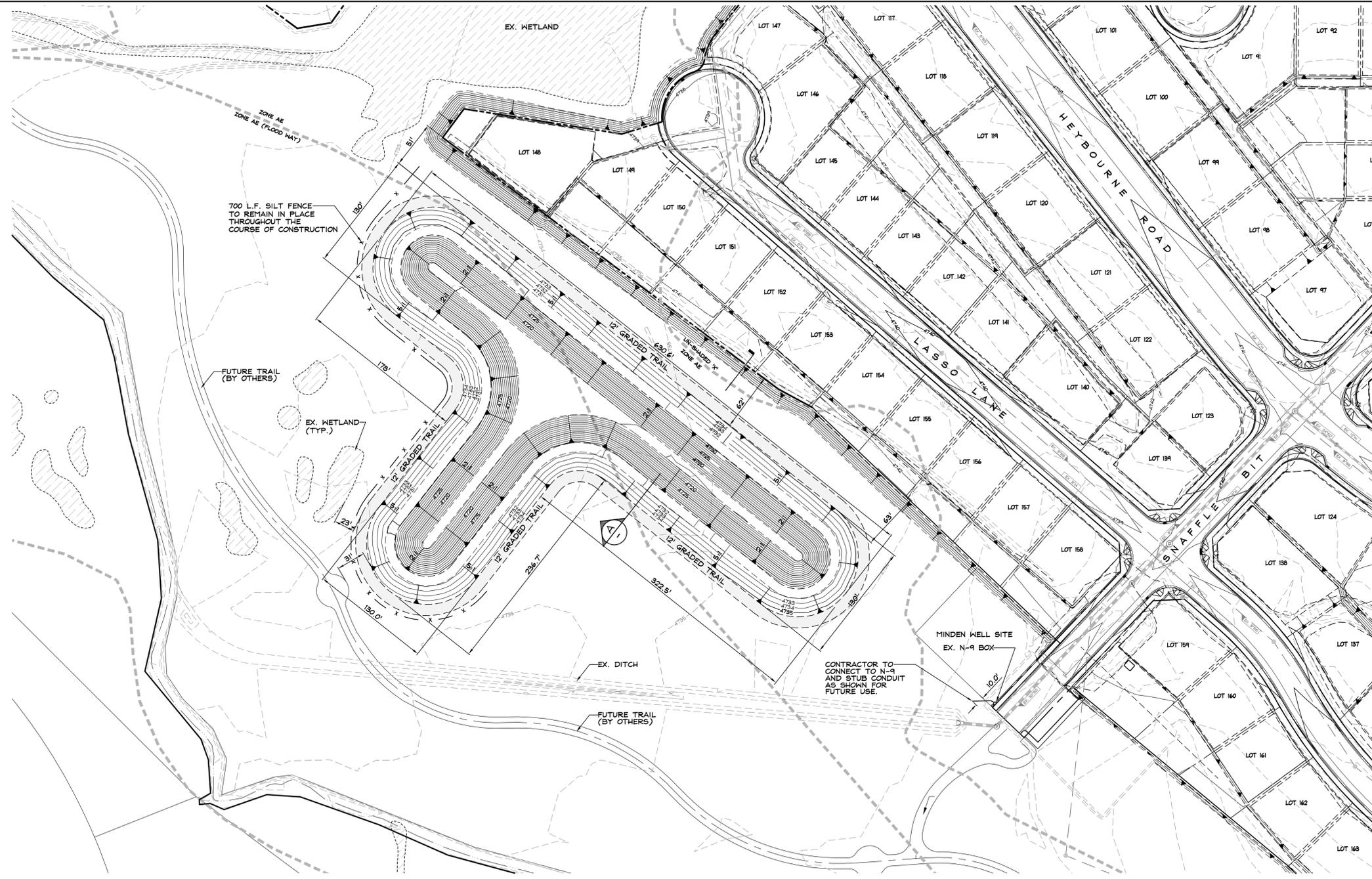
1. The boat ramp shall be a concrete surface.
2. Please provide the State of Nevada's setback requirements from the water surface elevation to Minden's proposed well site on the Town of Minden parcel.
3. Please provide the report showing the depth of groundwater in your test holes and test hole locations.
4. The maintenance path needs to have a DG surface and a maintenance vehicle needs the ability to maneuver around the pond. Specifically the radii on the east side of the pond. The vehicle access is for town and mosquito abatement operations and general maintenance of the pond.
5. The re-alignment of the ditch into the pond is great. Please install an accessible sediment basin prior to entering pond. Backfill the remaining unused ditch that was constructed as part of phase one and seed the disturbed area
6. Provide a maintenance plan for the proposed pond and aeration system. The motor shall be installed above ground box that is vandal resistant, located above the flood plain and landscaped to be hidden from view.
7. Please remove the split rail fence and provide a 4:1 slope at the edge of the maintenance path. In place of the fence, trees can be located on the west, and south side of the pond. There is an irrigation system that can be utilized at the trailhead amenities.
8. Please provide a note on the plan for the contractor to remove the silt fence after the construction is complete.
9. The applicant shall be responsible for all administrative, engineering, or legal fees incurred by the Town in conjunction with reviewing the project. These fees shall be reimbursed to the Town before the issuance of the final approval.
10. Damage to the Town's existing infrastructure, during the construction phase of this project, shall be replaced at the contractor's and or developer's expense.

Please give us a call with any questions or concerns you may have regarding this project.

Sincerely,

Thomas Dallaire, PE.
Gardnerville Town Manager

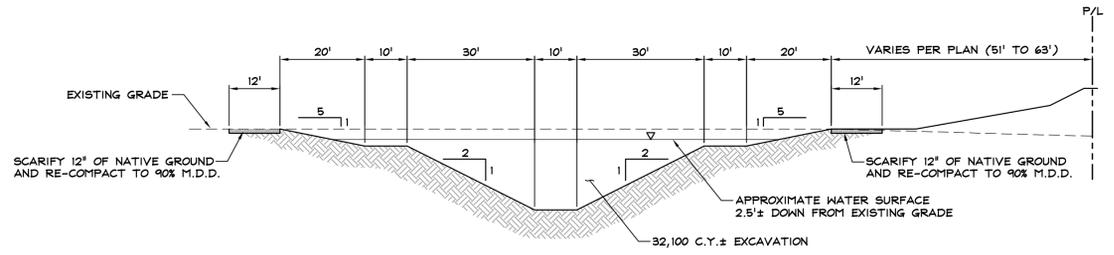
CC: File
Rob Anderson, P.E., R.O. Anderson
Lucille Rao, DC Planning
Barbra Resnik, DC Engineering



SCALE: 1"=60'

WETLAND/HABITAT ENHANCEMENT AREA PLAN

SCALE: 1"=60'



TYPICAL WETLAND/HABITAT ENHANCEMENT SECTION

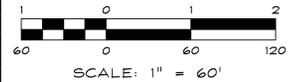
SCALE: 1"=20'

NOTE:

- ALL CONSTRUCTION/HAULING TRAFFIC DURING THE EXCAVATION AND TRANSPORT OF MATERIAL FROM THE WETLAND/HABITAT ENHANCEMENT AREA SHALL AT NO TIME USE SNAFFLE BIT DRIVE. ALL TRUCKS AND EQUIPMENT SHALL STAY NORTH OF SNAFFLE BIT DRIVE.
- THE FUTURE TRAIL (BY OTHERS) SHOWN ON THE PLAN WILL BE USED BY THE TOWN OF GARDNERVILLE FOR ANY FUTURE MAINTENANCE OPERATIONS.

2014 - 3 acre version

NO.	DATE	REVISION BLOCK	BY
1	03/20/14	ADDED THIS SHEET WETLAND/HABITAT ENHANCEMENT AREA	JM



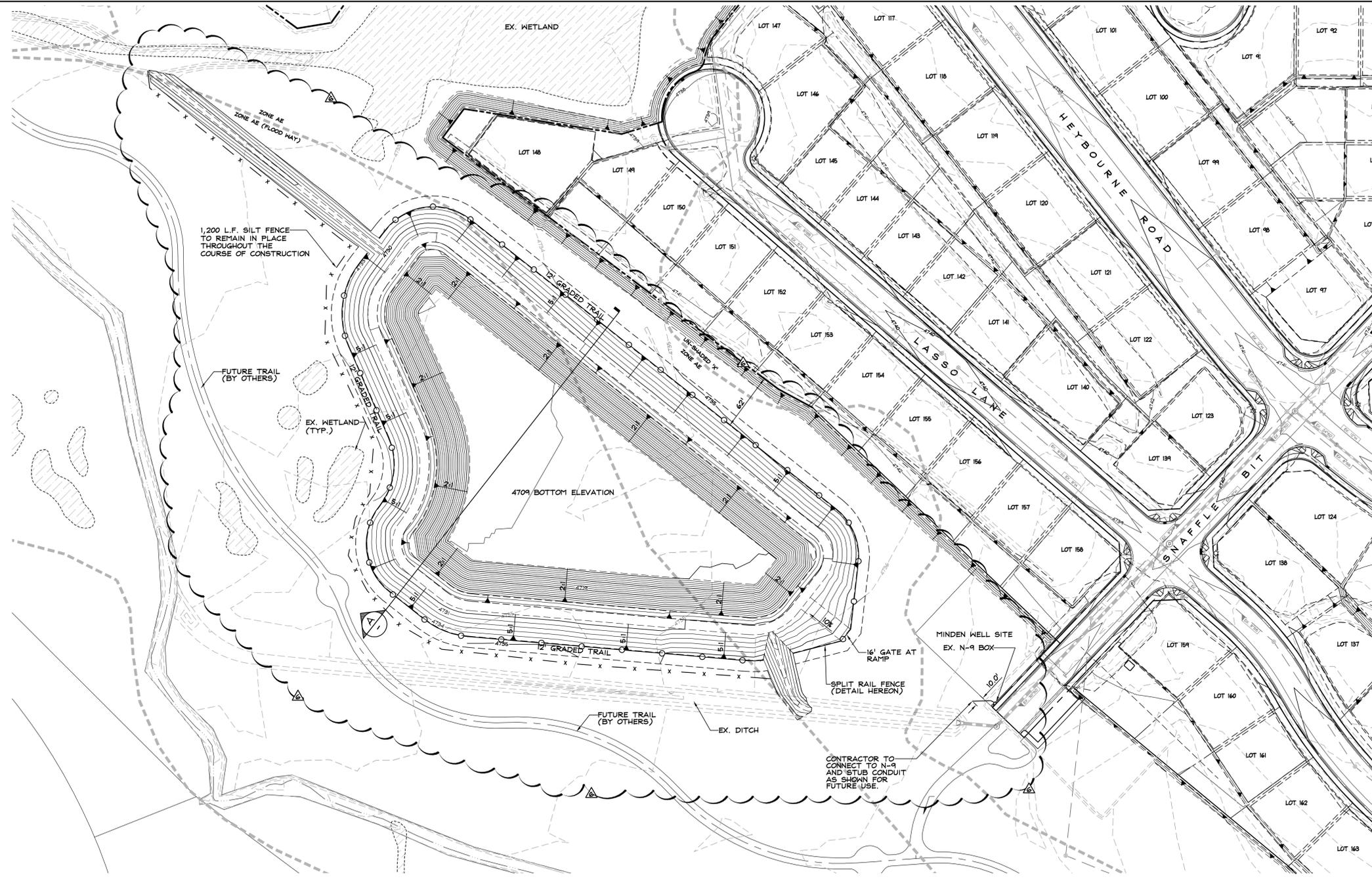
R|O Anderson
 1609 EMERALDA AVENUE / PO BOX 2229
 MINDEN, NEVADA 89423
 PHONE: (775) 782-2322 / FAX: (775) 782-7084
 WEB SITE: WWW.ROANDERSON.COM

RANCH AT GARDNERVILLE SUBDIVISION
THE RANCH AT GARDNERVILLE, LLC

PHASE II
WETLAND/HABITAT
ENHANCEMENT AREA

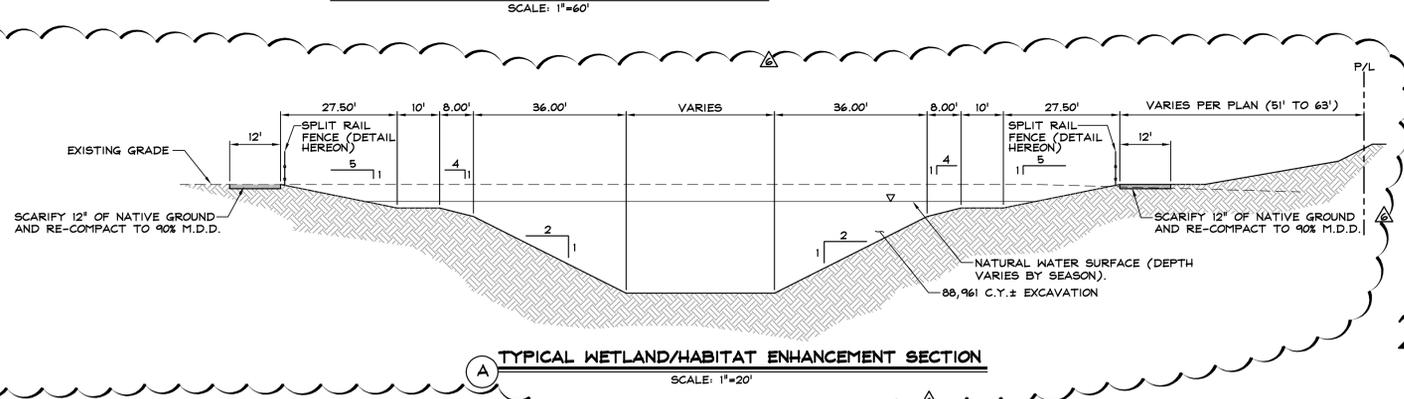
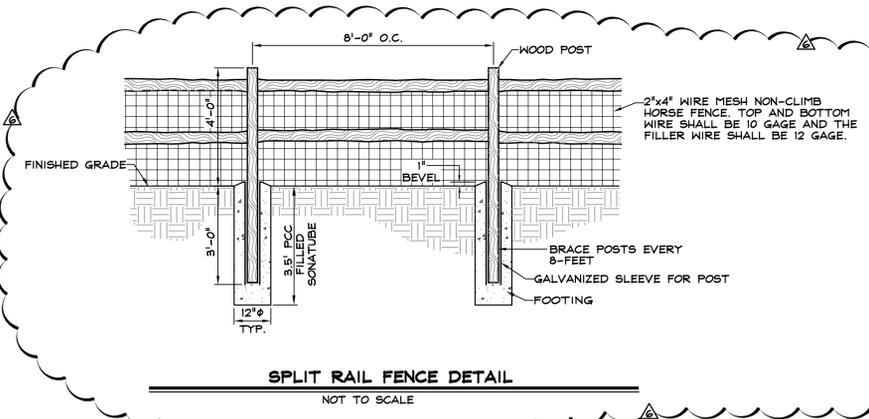


DRAWN:	JM	JOB:	0028-072
ENGINEER:	ROA	DRAWING:	0028-072_RG_C04
SCALE:	1" = 60'	SHEET:	C4A
DATE:	08/26/14	OF:	5 SHEETS



SCALE: 1"=60'

WETLAND/HABITAT ENHANCEMENT AREA PLAN
SCALE: 1"=60'

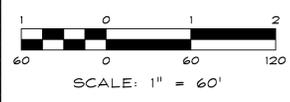


NOTE:

- ALL CONSTRUCTION/HAULING TRAFFIC DURING THE EXCAVATION AND TRANSPORT OF MATERIAL FROM THE WETLAND/HABITAT ENHANCEMENT AREA SHALL AT NO TIME USE SNAFFLE BIT DRIVE. ALL TRUCKS AND EQUIPMENT SHALL STAY NORTH OF SNAFFLE BIT DRIVE.
- THE FUTURE TRAIL (BY OTHERS) SHOWN ON THE PLAN WILL BE USED BY THE TOWN OF GARDNERVILLE FOR ANY FUTURE MAINTENANCE OPERATIONS.

2017 - 5 acre version

NO.	DATE	REVISION BLOCK	BY
1	10/3/17	REVISED SIZE OF WETLAND/HABITAT ENHANCEMENT AREA	JM
2	03/20/14	ADDED THIS SHEET WETLAND/HABITAT ENHANCEMENT AREA	JM



R|O Anderson
1609 EMERALDA AVENUE / POST OFFICE BOX 2229
MINDEN, NEVADA 89423
PHONE: (775) 782-2322 / FAX: (775) 782-7084
WEB SITE: WWW.ROANDERSON.COM

RANCH AT GARDNERVILLE SUBDIVISION
THE RANCH AT GARDNERVILLE, LLC

PHASE II
WETLAND/HABITAT
ENHANCEMENT AREA



DRAWN:	JM	JOB:	2406-004
ENGINEER:	ROA	DRAWING:	SEE PLOT STAMP
SCALE:	1" = 60'	SHEET:	C8E
DATE:	11/27/17	OF:	11 SHEETS

RECEIVED
DEC 18 2007

When recorded, mail to:
Town of Gardnerville
1407 U.S. Highway 395
Gardnerville, NV 89410

DOC # 714671
12/12/2007 02:43PM Deputy: GB
OFFICIAL RECORD
Requested By:
STEWART TITLE - DOUGLAS
Douglas County - NV
werner Christen - Recorder
Page: 1 of 5 Fee: 18.00
BK-1207 PG-2351 RPTT: 0.00

A portion of APN: 1320-33-001-005



DEDICATION AGREEMENT

THIS AGREEMENT made and entered into this 12 day of December, 2007, by and between THE RANCH AT GARDNERVILLE, LLC, a Nevada limited liability company (TRG) and the TOWN OF GARDNERVILLE, a political subdivision of the State of Nevada, hereinafter referred to as "GARDNERVILLE."

WITNESSETH:

WHEREAS, TRG is the owner and developer of residential subdivision in Douglas County, Nevada, commonly known as The Ranch at Gardnerville ("Project").

WHEREAS, as a condition of the approval of the Project by Douglas County, TRG is required to ensure that certain real property remains as undeveloped open space.

WHEREAS, TRG is the owner of certain real property located in Douglas County, Nevada, more particularly described in Exhibit "A" which is incorporated by this reference as if fully set forth herein ("Property").

WHEREAS, in order to comply with obligations regarding open space related to the Project, TRG desires to dedicate and GARDNERVILLE desires to accept the Property subject to certain limited reservations related to the Property as provided for herein.

For good and valuable consideration, and the mutual covenants, conditions, and promises herein contained, the parties do agree as follows:

I.

DEDICATION

Subject to and in accordance with the terms of this Dedication Agreement, TRG shall dedicate the Property, by means of recordation of a final subdivision map, to GARDNERVILLE. The Property is to be conveyed as perpetual open space and shall remain open and free from structures or other above-ground improvements that are inconsistent with the perpetual use of the Property as open space. In the event that the Property is encumbered by a deed of trust or other encumbrance, TRG will fully release any such encumbrance within thirty (30) days of the date of this Agreement. If any portion of the Property shall cease to be open space, then all right, title and interest in the Exhibit "A" real property shall revert to and revest in TRG or TRG's successors, heirs or assigns, as fully and completely as if this instrument had not been executed.

II.

RESERVATIONS

The Property is dedicated by TRG and accepted by GARDNERVILLE, subject to the following specific reservations:

Any and all water rights, if any, appurtenant to the Property are reserved and retained by TRG;

A temporary construction easement as necessary to access and construct any and all improvements on the Property as contemplated or otherwise required by the Project approvals is reserved and retained by TRG; and

The right to make improvements on the Exhibit "A" real property for the purpose of developing wetlands not to exceed ten (10) additional acres for the benefit of TRG and TRG's



development of the Project is reserved and retained by TRG. Any and all benefits resulting from TRG's efforts to develop, construct and maintain up to an additional ten (10) acres of wetland areas within the Property shall be vested in and accrue to the TRG or TRG's successors, heirs or assigns.

Prior to any improvements being constructed or installed on the Property by or on behalf of TRG, TRG will obtain the review and approval GARDNERVILLE in order to ensure compliance with the applicable standards of GARDNERVILLE.

III.

ENTIRE AGREEMENT

This Dedication Agreement constitutes the entire understanding between the parties with respect to the subject matter hereof, and supersedes all other agreements, written or oral, between the parties with respect to such subject matter.

IV.

HOLD HARMLESS AND INDEMNIFICATION

TRG hereby agrees to, and shall hold GARDNERVILLE, its elective and appointive boards, commissions, officers, agents and employees harmless from any liability for damage or claims for property damage which may arise from TRG's or TRG' contractors', subcontractors', agents', or employees' operations under this Agreement, whether such operations by TRG or by any of TRG's contractors, subcontractors, or by any one or more person directly or indirectly employed by, or acting as agent for TRG or any of TRG's contractors or subcontractors. TRG agrees to, and shall defend GARDNERVILLE and its elective and appointive boards, commissions, officers, agents and employees, from any suits or actions at law



BK-1207
PG-2353

or in equity for damage caused or alleged to have been caused by reason of the aforesaid operations.

V.

RECORDATION

The parties agree and consent that in order to memorialize the purpose of the dedication and reservations provided for herein, this Agreement shall be recorded in the official records of Douglas County. The obligations, covenants and restrictions of this Agreement shall run with the Property.

VI.

FURTHER ASSURANCES

In the event of any legal action instituted by any third party or other government entity or official challenging this Agreement, GARDNERVILLE and TRG shall cooperate and use their best efforts in defending any such action.

Dated this 12 day of December, 2007.

THE RANCH AT GARDNERVILLE, LLC,
a Nevada limited liability company

By: Eagle Ridge Painter, Inc.,
a Nevada corporation

By: Greg Painter
Greg Painter
Its President

TOWN OF GARDNERVILLE,
a political subdivision of the
State of Nevada

Jim Park
JIM PARK



