



GARDNERVILLE TOWN BOARD

Meeting Agenda

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

Tuesday, February 5, 2013

4:30 p.m.

Gardnerville Town Hall

MISSION STATEMENT

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

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

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

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

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

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

PLEDGE OF ALLEGIANCE- Mary Wenner

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:

January 8, 2013 Regular Board meeting, with public comment prior to Board action.

PUBLIC INTEREST COMMENTS (No Action)

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

CONSENT CALENDAR FOR POSSIBLE ACTION

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

- 1. Correspondence**
- 2. Health and Sanitation & Public Works Departments Monthly Report of activities**
- 3. Approve January 2013 claims**
- 4. Approve "Waiver of Liability and Indemnification Agreement for Use of Town of Gardnerville Equipment" to be completed by the user each time a local government entity borrows and uses Town equipment.**



ADMINISTRATIVE AGENDA

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

5. **For Possible Action:** Discussion of the abandonment of the Storm Drainage Easement, as shown on the final map for Jewel Commercial Park Phase 1, Document Number 289083, as recorded in book 992 page 4169 of the official Douglas County records, containing the detention pond facility, located behind the Les Schwab Tire Center, that was previously maintained by the Town of Gardnerville, with public comment prior to Board action. (approx 5 minutes)
6. **For Possible Action:** Discussion of the abandonment of a portion of the existing 41 foot wide ditch irrigation and maintenance easement (30.5' east and 10.5' west of the centerline) as recorded in Document number 250593 in Douglas County official records and as indicated on the Final Map for Jewel Commercial Park Phase 1, Document number 289083, on, with public comment prior to Board action. (approx 5 minutes)
7. **For Possible Action:** Discussion on the dedication and acquisition of APN: 1220-10-101-003, a 3.69 (3.67 on APN map) acre parcel, containing the regional detention basin and all its appurtenances; park, walkways, landscaping, (2) cupola, pump and lift station used to drain the pond, and public storm drain improvements that were installed during the Walmart Development that will receive storm drainage from Walmart site, Larson Way, Charlotte Way and Virginia Ranch Road and adjacent vacant properties that are located within the Jewel Commercial Park Phase I and Phase II, with public comment prior to Board action. (approx 15 minutes)
8. **For Possible Action:** Discussion of the dedication of the new onsite and offsite storm drain easements for storm drain maintenance by the Town of Gardnerville for the collection and conveyance of public storm water to the regional pond, over portions of APN's 1220-10-501-006, 1220-10-510-008 & 009, with public comment prior to Board action. (approx 10 minutes)
9. **Not For Possible Action:** Discussion on the Main Street Program Manager's Monthly Report of activities for December 2012, with public comment prior to Board action. (approx 10 minutes)
10. **For Possible Action:** Discussion on Resolution 2013-02, and pursuant to the provisions of NRS 361.603, the Town of Gardnerville making application to the Douglas County Board of Commissioners for permission requesting the acquisition of the property known as Eagle Gas Station, APN 1320-33-402-075, held in trust by the county, for public purposes, and authorize the Chairman to sign all associated acquisition documentation, with public comment prior to Board action. (approx 15 minutes)
11. **For Possible Action:** Discussion on the Town's Mission, Mission Goals, Core Values, and vision, provide direction to staff on the boards priority projects that will be included in the tentative budget for Fiscal year 2013/2014, and any other items related to projects the town is working on, with public comment prior to Board action. (approx 60 minutes)
12. **For Possible Action:** Discussion to accept legal counsel's summary of claims for tortious conduct as required annually by NRS 41.0385, with public comment prior to Board action. (approx 5 minutes).
13. **Not For Possible Action:** Discussion on the Town Attorney's Monthly Report of activities for December 2012. (approx 10 minutes)
14. **Not For Possible Action:** Discussion on the Town Manager/Engineer's Monthly Report of activities for December 2012. (approx 10 minutes)
15. **Not For Possible Action:** Reports and or update discussion from Town Board Members concerning the various boards they are a member of or a liaison to, or meetings and functions they have attended. These may include but not be limited to Main Street Gardnerville, Arts Council, and Nevada League of Cities. No action will be taken on these reports. (approx 5 minutes)

Adjourn

Special Meeting: Thursday, February 19th, 9:30 AM; Genoa Town Hall, Main Street

NRS required annual Board Members training: Open Meeting Law and Land use regulation and Ethics Training

Next Regular Board Meeting March 5, 2013



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Meeting Minutes

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

Tuesday, January 8, 2013

4:30 p.m.

Gardnerville Town Hall

Call to Order and Determination of a Quorum

Meeting called to order by Vice-Chairman Miller. A determination of a quorum was made.

PLEDGE OF ALLEGIANCE- Tom Dallaire led the pledge.

1. For Possible Action:

- a. Election of Gardnerville Town Board Chairman for the 2013 calendar year;
with public comment prior to Board action.

Motion Higuera/Philips to elect Ken Miller Chairman. No public comment. Motion carried.

- b. Election of Gardnerville Town Board Vice-Chairman for the 2013 calendar year;
with public comment prior to Board action.

Motion Wenner/Higuera to elect Vice-Chairman Slater Vice Chairman. No public comment. Motion carried.

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

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

Mr. Altom would like to propose a quick change to the agenda. On item 14 there was a clerical error. There is no change to the substance. The only change is the resolution number should be 2013R-01 Just a number error.

Motion Slater/Higuera to approve the agenda as amended. No public comment. Motion carried.

FOR POSSIBLE ACTION: APPROVAL OF PREVIOUS MINUTES:

- December 4, 2012 Regular Board meeting, with public comment prior to Board action.
- December 14, 2012 Special Board meeting, with public comment prior to Board action.

Motion Slater/Higuera to approve the previous minutes of December 4, 2012 and December 14, 2012. No public comment. Motion carried.

PUBLIC INTEREST COMMENTS (No Action)

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Mr. Lee Bonner, Commissioner for District 2, mentioned for the last couple years he has been meeting on a monthly basis with a couple members of the Minden Town Board. I would like to open it up to the Town of Gardnerville to increase the communication between the county and the town. Maybe be more proactive on some of the issues we face. I talked to Tom earlier this week. If it is something you would like to do they can just rotate a couple members each month and have a conversation over breakfast. Nothing formal. Just trying to keep communication lines open.

No further public comment.

 **CONSENT CALENDAR FOR POSSIBLE ACTION**

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2. **Correspondence**
Read and noted.
3. **Health and Sanitation & Public Works Departments Monthly Report of activities**
Accepted
4. **Approve December 2012 claims**
Approved
5. **Approve Town policies**
 - a. **Park Use Policy**
 - b. **Street Closure/Special Events Policy**
 - c. **Park Use/Street Closure Application**


Motion Higuera/Philips to approve the consent calendar as presented.

No public comment.

Upon call for the vote, motion carried.

ADMINISTRATIVE AGENDA

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

6.  **For Possible Action:** Discussion on Development Application (DA) 12-054, for Frank Lepori, Sierra Nevada SW Enterprises, a Major Design Review for Golden Gate Petroleum consisting of a 3,200 sq. ft. convenience store with gasoline sales (7-11) and attached 1,200 sq. ft. restaurant (Port of Subs) on approximately 1.25 acres. The subject property is located within the Marketplace at Virginia Ranch, with zoning GC/PD (General Commercial with Planned Development Overlay), located at 1161 U.S. Hwy 395, within the Town of Gardnerville and the Minden/Gardnerville Community Plan. (APN's: 1220-10-110-007, 1220-10-501-006 & 008), with public comment prior to Board action.

Mr. Dallaire has reviewed this project. They have been working with us on the elevations. These are the latest revisions. Frank is here in the audience and they can speak to the elevations. We have asked them to dress up the southwest corner, the upper right hand corner in the display. That is the back of the building. The Water Company is concerned about a gas spill. The pond behind Ahern is not protected. It is closer to Gardnerville's well on the other side of the storage facilities. I have been talking with Jeremy Hutchings on this and we will come up with something. We made Wal Mart put in a clay liner in the big pond, backfill it up so it is not as deep as it was to protect the groundwater from any type of fuel spill. That pond actually collects all the storm water on the crown of Highway 395. We will need to be able to contain a spill onsite or get it to the pond that is protected. Those were the two main conditions that we placed on the project. The only other thing was the site access. We need to get some truck access in there. We've asked them for a larger radius.

Vice-Chairman Slater asked if it wasn't originally set up to come up through the top portion.

Mr. Dallaire responded originally that was the plan.

Chairman Miller asked in front of Wal Mart, how much is parking and how much can be developed.

Mr. Dallaire explained parking goes out to this driveway. The rest is vacant property. The drainage, truck access and elevations were the concerns.

Chairman Miller asked if the developer had a presentation.

Mr. Jeremy Hutchings, on behalf of the applicant Frank Lepori and Darren Lynch, stated grading and drainage is always an issue. They will work that out with Tom and Mark. This is a 24-7 operation; there are alarms in place, automatic


shutoffs, so if there is a spill it is not a large spill. We could also take other measures to do offline storage of sand oil separators that could capture that first flash of fluids to keep it from going down and potentially contaminating the well. The main elements Tom already covered. This drive aisle will be punched through to connect to the drive aisle that is out there for Wal Mart. There is a sign here that says no truck access. We did do a turning template to make sure they could make the maneuvers for RV's. We will have to take out some of the curb and sidewalk to make that happen. There is no vehicular access to 395 for this project. It all goes back out to Grant, Charlotte or to the roundabout and comes back out when Muller finally goes through.

Ms. Wenner asked about RV's. What is the height of the cover over the pump?

Mr. Frank Lepori stated it will be high enough for RV's. I am the contractor for Golden Gate Petroleum. Golden Gate Petroleum is located in northern California and Nevada. They have two truck stops and five locations in the Reno/Sparks area. I can answer any questions if you have any.

No public comment.

Motion Slater /Higuera to approve with conditions the development application DA12-051 for Frank Lepori, Sierra Nevada SW Enterprises, a major design review for Golden Gate Petroleum consisting of 3,200 square feet convenience store with gasoline sale and attached 1,200 square feet restaurant on approximately 1.25 acres. Motion carried.

7.  **For Possible Action:** Discussion on a request to abandon an existing public utility easement as previously approved during the Stone Creek Planned Development project review and replacement of a new public utility easement for Parkway Vista Apartments (PD) 12-001, New Beginnings Housing, LLC parcel map application. The new easement will be located over the existing storm drain and extend the main storm drain line into the adjacent parcel for future connection. The subject property is located at 1331 Stodick Parkway in the MFR/PD (Multi-Family, 9,000 square foot lot size with Planned Development Overlay zoning district within the Town of Gardnerville and Minden/Gardnerville Community Plan (APN: 1220-03-202-001), with public comment prior to Board action.

Mr. Dallaire reviewed this was an easement the Board approved two months ago for the New Beginnings project. We also saw the parcel map a month before that. On 7-6 the pink highlighted areas are the easements we are talking about abandoning. The main storm drain was modified so it was centered over the existing system that is out there. Any new main storm drain system the town will maintain, but none of the laterals or catch basins.

No public comment.

Mr. Dallaire clarified on the recommended motion they ought to approve the revised storm drain easement and abandon the existing document #0524375.

Motion Philips/Slater to approve the revised storm drain easement and abandon storm drain easement #0524375. Motion carried.

8.  **For Possible Action:** Discussion on Town Board member appointments to represent the Town of Gardnerville and to be the Town Board liaison for the following boards:
- a. Main Street Gardnerville Board of Directors
 - b. Carson Valley Arts Council
 - c. Nevada League of Cities,
- with public comment prior to Board action.**

Mr. Dallaire went over the current Board assignments: Paul Lindsay, Main Street Gardnerville Board of Directors; Lloyd Higuera, Carson Valley Arts Council; and Linda Slater, Nevada League of Cities.

Mr. Higuera stated there might be a change in the Carson Valley Arts Council.

Ms. Wenner would be interested in it if Lloyd is too busy. Nevada League of Cities is something I would be interested in in the future.

Chairman Miller asked if this is going to be considered annually.

Mr. Dallaire agreed.

Chairman Miller felt they could rotate. I have been on Main Street in the past. I could go back to Main Street because I am still interested in the area and I still work on the wine walks.


Mr. Altom advised once they figure out who you want for each you can say motion to approve each person to a committee.

Vice-Chairman Slater will stay on Nevada League of Cities.

Motion Philips/Higuera to appoint Ken to Main Street Gardnerville Board of Directors; Mary to Carson Valley Arts Council and Linda to Nevada League of Cities.

No public comment.

Upon call for the vote, motion carried.

9.  **For Possible Action: Discussion on Town events for the 2013 fiscal year, including but not limited to;**
- a. **The July 4th Red, White and Blue Celebration**
 - b. **Movies in the Park June thru September**
 - c. **Rock-A-Thon**
 - d. **Carson Valley Days – Friday Night Block Party**
 - e. **Old Town Days**
 - f. **8th annual Christmas Kickoff**
 - g. **Parade of Lights, with public comment prior to Board action.**

Mr. Dallaire would like staff direction so we can get the flyers out now for sponsorships. We did put a committee together to discuss this event this last month with Lloyd, Paula and Ken and they put together a concept of a Gardnerville Red White and Blue Celebration. It is basically a 5k run. We were wondering if they want to proceed with the Movies in the Park and Rockathon. We do sponsor a DJ and provide the park for that event. Carson Valley Days, the Friday night block party we provide a lot of the safety requirements for that event. Carson City has allowed us to pick up the barricades that keep people from walking into the highway.

Mr. Philips did not feel this Board needs to put their name on or be affiliated with Carson Valley Days.

Mr. Dallaire just wanted direction if they still want to continue paying for the safety equipment and staff time. We rent lights and a message board. Our involvement is just the security. We spend about \$1,300 with staff time.

Mr. Philips doesn't mind doing what they have been doing in the past as far as safety. But the Board does not need to put their name on the event.

Mr. Dallaire advised this is something we provide. We do not get reimbursed.

Mr. Philips felt they should continue with the safety portion. The benefit is nobody gets hurt.

Vice-Chairman Slater asked if they have anything concrete or in the works for the fourth of July?

Mr. Dallaire answered the event on page 2.

Mr. Higuera explained what they actually planned for was a bigger event. It was bigger than we are able to do at this time so they decided to go with the Red, White and Blue walk/run that would virtually pay for itself. There will be an entry fee. It will pretty much be a self-contained community event. We can build on that when we decide to do more.

Chairman Miller asked about the re-enactment group for Old Town Days?

Mr. Dallaire indicated the same organization that did it last year was asking for September/October again this year.

Chairman Miller noted they are meeting for the Parade of Lights later this week.

Mr. Dallaire shared Paula and I are having a meeting with the businesses that were vocal about changing the route to see if we can build an event for that night. We are proposing a route change to try and go backwards down Ezell, up Eddy and around to Highway 395. 9:00 a.m. this Thursday is the meeting.

Vice-Chairman Slater mentioned the fireworks were fantastic. I have had great feedback on that. That's something I hope we are looking forward to again.

Mr. Dallaire will get the sponsorships out at the beginning of the year so people will have money at the end of the year to support that event.

Chairman Miller asked if the sponsorship form could mention that Starbucks did not sponsor all the fireworks. I don't want businesses thinking that Starbucks is going to do it again. It is definitely open to all people who want to contribute.

Mr. Higuera discovered from making the follow-up phone calls you really do have to get the letter out in January. Everybody makes their budget up for the entire year.

Public comment.

Mrs. Sandy Anderson, Country Carousel, pointed out they cut the street off for the parade and none of us had any business during the parade. We want the parade back, at least from Mission up. If they are going to cut the street off we don't get any business anyway. We are used to people sitting in front of the businesses watching the parade. When Marie, Michelle and I raised the funds for the street lights we asked that the parade come down Main Street not Douglas so all the businesses could enjoy it. They are losing lots of money. I want to see the parade back the way it was.

Chairman Miller wanted her to know the sheriff is happy with the parade route this year. It took fewer volunteers to block off that section rather than all the way up.

Vice-Chairman Slater advised the school district mentioned it would be all right to use behind the elementary school for staging.

Mr. Dallaire can talk to the sheriff's office about it. They like the way it ran on Gilman. The problem is if we are shutting the highway off at Toler there is the section between Toler and Douglas that has to be closed down for the parade once it starts.

Chairman Miller asked before they did the new route how did people get access to your business.

Mrs. Anderson answered they weren't cut off. They came before the parade.

Vice-Chairman Slater thought they should bring their comments forward in the meeting with Aymami.

No further public comment.

Chairman Miller asked what kind of action Mr. Dallaire wants on this item.

Mr. Dallaire would like to make sure the Board is okay with proceeding with these events.

Mrs. Wenner asked if the re-enactors for Old Town Days could commit to more people being here.

Mr. Dallaire mentioned it was thrown together at the last minute. There were a lot of problems prior to the event.

Vice-Chairman Slater thought Old Town Days needs to be self supporting. We're providing advertising. We're providing the in-kind service as well as the dollars.

Mr. Dallaire asked to they still want to proceed with the \$400 for the Rockathon DJ and the Carson Valley Days safety items. I would just need a general approval of the events. The main event is if are we going to do the 4th of July 5k run.

Vice-Chairman Slater doesn't think at this point they want to do anything more on the 4th of July until we see how the 5k run goes. Then we can slowly add to it.

Mr. Altom suggested if the Board chooses to do this the motion to approve the town will hold these events generally but that specific plans can be made as the projects develop.

Mr. Dallaire asked if they agree with the fireworks at the Kickoff.

Vice-Chairman Slater agreed with the Kickoff but not the fireworks on the 4th of July.

No further public comment.


Motion Higuera/Slater to approve the events in concept and for the events to be more flushed out over the coming months. Motion carried.

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

Mrs. Lochridge congratulated Lloyd and Mary on being elected to the Town Board. Looking forward to working with you closer this coming year. You have my report in the packet. A few things I would like to add: our promotions committee is going to be hosting a special meeting in March. We are encouraging all the businesses in the district to join us for "what the wine walk can do for you." It's our attempt at showing them the benefits of participating and the different things they can do to help us grow it. Our latest cash mob at Rack'D Clothing Exchange went very well. The owners were pleased. They had 15 new customers and sold over \$1,200 in merchandise. I passed out prior to the meeting a copy of a tracker that shows businesses opened, closed, relocated outside of district, relocated outside of Gardnerville, relocated within district or had a transfer of ownership and also businesses that perform some kind of private investment. That's just an ongoing tracking system. We have our board members who will be visiting various businesses within the district to explain more about what our program is and offers and connect on a one to one basis. A few businesses that have some changes going on: Accolades is moving to a vacancy behind Sierra Market and Rack'D is expanding into their vacancy; Nevada West Motorsports is closing their business and relocating across from O'Reilly's in the district. Main Street will take part in the county's annual economic vitality showcase. It is scheduled for March 26 from 4:00 to 7:00 at CVI. I put a presentation from last year's showcase in your packet just for your review so that you know more of what it's about.

Vice-Chairman Slater thought the business tracker was interesting.

Mrs. Lochridge has it in more detail if any of the Board members are interested.

11.  For Possible Action: Discussion on a request to promote Craig Tuthill, Maintenance Technician II (Grade 30) to a Maintenance Specialist II (Grade 37) with a 10% increase in compensation, and include the time served in acting capacity towards the 12 month probationary period for the promoted position, with public comment prior to Board action.

Mr. Dallaire reported Dan's retirement was final the beginning of December. We need to get someone in there so we can hire out a new maintenance tech 1. That position closed on Friday and we have 73 applicants. The way the organization is set up we have a maintenance supervisor, which is currently not filled. Underneath that was Dan as a maintenance specialist and he was over the tech II's and tech I's that were helping him out with the trash. With Dan's retirement Craig has the most experience.

Mr. Altom interrupted and asked the Board to look at Page 11-2. You just need to put on the record that the Board has received a copy of the waiver of notice.

Chairman Miller acknowledged the waiver of notice from Craig Tuthill has been presented to the Town of Gardnerville.

Mr. Dallaire continued we would like to move Craig up to the maintenance specialist II position. There are two ways to do that. This is the quickest and easiest way to get it done. He has six years experience working for Dan. The other two: we have Jody who has four years of experience, but is still struggling with the mechanics side of the vehicles and Mike Turner who we hired two years ago who is a great vehicle mechanic. He is doing a great job on saving money on repairs. Craig has stepped up to run the department since August when Dan had his health issue. He has done a pretty good job. There is a learning curve and he is interacting with the customers and keeping on top of all the distribution of cans. Without hiring someone else from out of the organization there is nothing else we can do. I do not think Mike Plut was interested.

Mr. Philips agreed they have been running in a bind for months.

Mr. Dallaire has been down a driver since August. We've hired a temporary employee through Blue Ribbon. They can't drive the truck. We have had quite a bit of overtime because of it. We have been dumping at Douglas Disposal because of the time it takes. Craig has had a 10 percent out of class pay since August.

Vice-Chairman Slater questioned why this appears to be the second time we're waiving a probationary period. The probationary period is a time for evaluation. I worry about what if you are not satisfied in five or six months. Keeping the probationary period is a way of keeping your issues in check.

Mr. Philips believed he has been testing him for five months already. He still has another seven months to finish his probationary period.

Mr. Dallaire commented Craig has changed quite a bit since Dan's health problem. I talked to him quite a bit about what is expected from him. I think he has really stepped up and handled himself pretty well.

Vice-Chairman Slater asked if they waive that does it change his anniversary date.

Mr. Dallaire explained it changes to a promotion. He has a year now because he gets another review. I just did a review for him two months ago. There is around a \$2,000 savings for the rest of the year through June.

Ms. Wenner asked if they could make a motion to put him in the position and give him the 10 percent but make it a year probation.

Chairman Miller asked since they have 73 applicants, does HR go through those and refine them down.

Vice-Chairman Slater asked if they will be getting a supervisor.

Mr. Dallaire did not think any time soon. Maybe the next budget cycle.


Vice-Chairman Slater felt that is something the Board needs to look at so there is proper direction.

Mr. Dallaire believed it would run \$80,000 to \$100,000 for that. They can discuss that during budget. That position would definitely be helpful.

Ms. Wenner likes to see people promoted from within. It gives motivation to the people under them.

No public comment.


Motion Wenner/Higuera to approve giving Craig the position of Maintenance Specialist II, Grade 37, with the increase of 10 percent and also have him go for the full year probation. Motion carried.

12.  **For Possible Action:** Approve Resolution No. 2013R-005 augmenting the Town of Gardnerville budget for fiscal year 2012-2013, with public comment prior to Board action. (approx. 5 minutes)

Mr. Dallaire went over the backup material for the augmentation.

No public comment.

Motion Higuera/Wenner to approve Resolution 2013R-005 augmenting the Town of Gardnerville's 2012/2013 fiscal year budget. Motion carried.

13.  **For Possible Action:** Discussion and direction to staff on how and under what circumstances the town owned equipment may be borrowed or otherwise utilized by other governmental entities; with public comment prior to Board action.

Mr. Dallaire has brought this forward from the discussion last month. We have a list of equipment. Maintenance staff is participating in safety meetings with Minden, IHGID and MGSD. They rotate around and do their safety meetings. Dan and Mike were in charge of that committee for this past two years. I think Mike is on it this year. Minden is in the process of

buying their own bucket truck. They have the same type of bucket truck at the parks department. Indian Hills doesn't have a bucket truck, but we have borrowed their aerator machine and we will be doing it again this spring. I have gotten a request from Indian Hills in the next week or so to use our bucket truck if we don't need it.

Mr. Philips believed if we cut the other agencies off when they ask for help, then they will start cutting us off.

Chairman Miller felt we need the reciprocal type thing amongst each other.

Mr. Dallaire stated Genoa really doesn't have anything to offer but she gives us candy for the NLC gift basket. We did charge her for the street sweeping.

Vice-Chairman Slater felt when we start sweeping the streets in Genoa that are state highways and neglecting our own maintenance programs we're in trouble.

Mr. Higuera didn't think we have really done that.

Vice-Chairman Slater commented we were sweeping the streets of Genoa.

Mr. Higuera asked if we were neglecting our own.

Vice-Chairman Slater answered yes, we were. We were not maintaining our own maintenance schedule. How do you explain that to your neighbors?

Mr. Higuera didn't see any need to establish any new policies on this item. I trust Tom to handle this. He charges when it's appropriate to charge. He has charged for some of the equipment.

Mr. Philips felt the same way.

Mr. Higuera felt the towns and the county need to cooperate and work together to our own mutual benefit.

Vice-Chairman Slater believed we need to work together but use common sense and take care of the issues at home first before we start lending things out as well as any staff time. What happens if they borrow equipment and it breaks or there is an accident?

Mr. Dallaire has never had that problem. He will ask our insurance representative and find out.

Vice-Chairman Slater asked if anyone borrowing the equipment fills it up with gas.

Mr. Dallaire answered we borrowed Minden's truck when ours was in the shop. We filled it up. They borrowed our Bobcat and filled that up. They have never borrowed our trash truck. I will check with Mike to see if Genoa fill the boom truck. They did not fill the sweeper.

Public comment.

Mr. Michael Olson commented this is one of those things, as a Board member on the Board of Commissioners, we worked real hard on interlocal agreements and creating cooperation. As we grow, especially in economic times, it's good to have access to equipment some of the other communities may have that we don't have. He would truly encourage working with all the towns and GID's. Work together as a community. As we become neighborly that will do positive things for the community

Mr. Lee Bonner, Douglas County Commissioner, shared one thing I like about Douglas County is the way everybody works together. I appreciate Tom's spirit and the spirit that I hear here among you wanting to share. I understand the liability. That would be one question I would be asking from a county perspective. I know Minden could afford to pay. I don't know if Genoa can. They run their budget on candy dance. So anything you can do to help. From the county perspective, we appreciate it. Anything we can do to help you. I'm enjoying the discussion. I agree with Mike.

Mr. Jim Park, resident, commented in the spirit of interagency local agreements in cooperation, I think you have an interagency local agreement with Minden for reciprocal use of garbage trucks when one is down and another community needs one. Mike had shared that the town is short staffed. Maybe one of these areas you want to look at as a potential area to partner if Indian Hills needs to borrow that aerial lift it might behoove them to come down here and spread some

cinders. The only reason I bring that up is Mike brought up the question of who will pay for that service. In 2001 the Town Board took action to invoke 17 cents ad valorem make up revenue with the specific caveat that some additional services would be provided. One of those inclusive would be spreading cinders. It doesn't happen too often but when it does it sure is a nice convenience. I appreciate the town getting out the other day. It made my commute home much safer. Thanks for that.

Vice-Chairman Slater asked if that was a separate account.

Mr. Park explained back in the tax shift in the early 80's when the state went from more of a property base form of taxation more into sales tax mode there were some negative consequences across the board with some municipalities. So what was included in the legislation under the ad valorem portion was the ability for agencies and their elected boards to look at invoking the ad valorem makeup revenue. It still fits under the tax cap. Minden had been doing that for years. In 2001 I had the dubious distinction of being eight months on the job recommending to the Board that we seriously look at that because one of the concerns at that time was how do we do the simple little value added things for the constituency. It is not a separate account. It's an additional levy under ad valorem property tax. They used to track it internally to make sure because it was clear cut direction in 2001 from the Board when they invoked that. Every year they can either reduce that rate or increase it. The Board direction was make sure if we invoke the rate that it gets spent on road maintenance.

No further public comment.

Motion Philips to leave this up to Tom to use his discretion on what is proper as far as that goes just watching that it is reciprocal as much as we can.

Mr. Higuera felt that is what we are doing now. Do we need a motion?

Mr. Dallaire felt he had enough direction. I will look into the liability and the damage if another entity was in an accident in our equipment.

Mr. Philips wanted to make sure they don't have to come back and revisit this question.

Chairman Miller felt this was a good discussion.

Mr. Philips withdrew the motion.

14.  **For Possible Action: Discussion on Town Resolution 2012-03, and support of County Resolution 2012R-90 in support of the consolidated tax bill draft generated by the interim subcommittee to study the allocation of money distributed from the Local Government Tax Distribution Account; with public comment prior to Board action.**

Mr. Dallaire explained the senators have put together a committee to redo the C-tax structure and how it gets calculated. Douglas County has their resolution. It was approved on December 20th. Basically the committee is asking for all those entities who participated in this discussion of the C tax to go before the boards and show our support for the item they are selecting. The only reason I participated is to see if the base rate for the C tax would get changed.

Mr. Park added Minden's board had invoked the ad valorem makeup revenue. That is why their tax rate was more and would be subject to more of a hit. That's why their C-tax distribution today, even though they are smaller, is more than Gardnerville's. Gardnerville didn't have that at that time.

Mr. Dallaire was listening on what was going on and the City of Reno wanted to change the base calculation as well as Fernley. They are projecting a flat increasing rate. It will just depend on the economy. It will be based on the assessed value and also on population. There are some factors they have modified. They sent this resolution to all the entities that participated. They want their support so they can take it to the legislature.

Vice-Chairman Slater thought it was a good move. It has to be done. It is pretty unequal at this point in time for some of the entities.

Mr. Altom pointed out this is another clerical error. I thought it was 2013R-01, but it is just 2013-01. Take out the capital R.

Public comment.

Mr. Park asked if there was any discussion on what happens with Douglas County since they are still an importing sales tax county. We get more than we actually generate. What will happen when Douglas County hits that magic threshold population and sales tax number-wise? What were the ramifications?

Mr. Dallaire didn't recall that coming up. There were quite a few meetings. But I don't recall that coming up.

Mr. Bonner attended all the meetings for over a year. There are two different studies going on, one is on the C-tax distribution and the second is on tax reform. Tom is right. Clark County is pushing for more taxes. Tom Collins, Clark County Commissioner and former assemblyman always pokes fun at us because we are a guaranteed county. According to the state demographer we will never hit that magic number of population. In addition to the C-tax discussion we have to look at the tax reform. We are pushing for a study to happen on tax reform in addition to the C-tax. That may be coming before your board as well. We are one of the only states in the country that don't tax services. We are also the only state in the country that has a depreciation on housing property tax. So there is a look at reforming that and looking at a tax reform strategy where the state sales tax would go down and we would start to tax a tier one level of services, which would allow us to stay balanced. If we don't do something like that our tax revenue will continue to go down. If you look at the balance back in the 50's when we started the sales tax, 65 percent of what we bought was goods. Now 65 percent of what we buy is services. So there has been a big shift.

No further public comment.

Motion Higuera/Slater to approve Town Resolution 2013-01 and support County Resolution 2012R-90 in support of the consolidated tax draft generated by the interim subcommittee to study the allocation of money distributed from the local government tax distribution account. Motion carried.

15.  **Not For Possible Action: Discussion on the Town Attorney's Monthly Report of activities for December 2012.**

Mr. Atom welcomed Mary on the Board. Fairly busy month in December with the policies and procedures that were under the consent calendar. That took up a lot of time. Tom and Carol helped a lot on that also. Helped Tom and Carol with the preparation of the regular and special meeting agendas. Mike and I attended the special meeting in a nonofficial capacity. I appreciated meeting everyone's family. Agenda item 5 is what took up most of the time this month, the park policies and application. We had a minor issue with skunks with one of the businesses here in town. The county is supposed to have a health board but they haven't set that up yet. Item 14, I did some brief editing of the C tax resolution. We had an issue with one of the properties with a cracked concrete dumpster pad that has made an unsafe condition for the workers to get the trash out of there. Carol and Tom prepared a letter and I looked into Douglas County Code 18.06.100 to confirm that, yes, they need to get that fixed. Agenda 11, with the promotion today we just had some brief open meeting law requirements. We saw the waiver in the packet. That was required otherwise he would have had to receive a five day notice and he wouldn't have been able to be on the agenda tonight. Carol prepared that. Mike also assisted Tom on some things that I have less experience in, with some easements at Wal Mart. Douglas County 18.06 100 was again used to discuss the Aladdin Flower Shop. They owe a lot of money. The record owner of the property is responsible under the code to pay the trash bills. Tom and Carol prepared a letter and asked them to contact our law firm if there were any problems. Finally October 19th there was the DUI in Chichester. There was some fuel that was spilled. Tom had to go out and clean it up. The car insurance won't cover it because it is not property damage technically under the policy. I wrote a letter with general facts. I don't see a huge chance of recovery but Tom wanted an attorney's letterhead and possibly they will give it back to us. Next time there is an accident where it is a DUI or crime is involved, the town can ask at sentencing we can ask for restitution as a victim. If he hasn't been sentenced they can still do that.

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

Mr. Dallaire reported Barry Jones' plan has finally been approved. I couldn't get Wal Mart to tie the asphalt in and fix the last 22 feet. The last section of curb will get replaced. Barry will just have to tie into it when Wal Mart is done. Barry wanted to know if the Lions Club could put a bench in at the detention pond/dog park. On December 15th the LDS group planted around 400 plants at Toler Lane. We did purchase the last 70 plants. As soon as the ground thaws out we will plant those. We have all the rocks moved in. We do have extra rocks that we piled up by the shop. We

have already put some of the rocks on Stodick Parkway Lineal. The electrician is telling me the Eddy Street lights will be on tonight. There have been some problems with the eye.

Mr. Philips asked about the startup of the pump station.


Mr. Dallaire explained there is a pump station at the detention pond by Wal Mart. The pump will keep the pond dry. It is a three-phase pump. It will be easy to replace if something goes out.

Chairman Miller asked about the opening of Wal Mart.

Mr. Dallaire answered the VIP grand opening will be on Friday and the grand opening will be Saturday. That is what the Chamber was talking about. I haven't actually received the invitations yet. Met with Denny yesterday about the Hellwinkel channel. We're having some issues with the location of the trench on getting water into the trench. We talked in the past about upsizing the culvert underneath Toler Lane. We would need to put in a 10 foot by 3 foot reinforced concrete box along the highway from the irrigation diversion structure at Kingslane all the way down to where the pipe goes under the road at Toler. Then we would need to rip that box culvert out and put two ten foot by three foot RCB boxes to make the trench usable and bypass a lot of the smaller flows in town. We have grant funds right now that will dig the ditch and a portion of the trail. I am trying to reduce the cost of the project so we can get it in the ground before we lose the Q1 money. We have \$307,000 from Q1 and we put \$130,000 tonight towards it. We also have \$50,00 that was part of the CIP. (Mr. Dallaire explained what would be needed in order to get water to the trench.) I directed Denny to refocus our work and effort. We will go from eliminating the 100 year flood plain to eliminating the 10 and 25 year flooding event with the 490 cfs. If we acquire Eagle Gas we would be able to put the storm drain in and collect it to at least help with the 100 year event to get all the businesses out of that zone. The channel construction will be going from Chichester pond to just past the soccer field on the middle school property. We have been working on the hazard mitigation plan with the county. We are on a committee with the flood control where Josh is helping with the mapping and we are identifying a lot of these flooding issues to get them on the hazard mitigation plan that will be submitted to the state for approval. Once that happens people will be able to go after projects like this and get federal funding. It will take a different analysis than what Denny has done to see how much water there really is. I have asked Denny to revise the phasing we were doing. We cannot get rid of the 100 year event without that pipe. We can collect it. We can redistribute it down to the trench and do some improvements. That is what I want him to model. We just need to change the scope of work. The security system is installed. We will align everything and get the zoom. The camera system we have right now has a small picture. The one we have just installed will be 8 ½ by 11 and you can zoom in. It is all HD quality. Josh and I are going to a microsurfacing, slurry seal products class in Las Vegas. They will be in the field learning how to do the inspections on it. We will have to hire a testing agency to figure out the sand sizes, what kind of oil, how much and make sure it is per our specs.

Vice-Chairman Slater asked if there is anyone in the working staff that should go along to the class.

Mr. Dallaire felt between Josh and myself we can get the inspections done. Carson City will go out at the end of January with their bids for a start date in March or April and we will put out our bid at the same time. If we get the bids out now they have to have it done by July 1. We went out this month and talked to the residents on Southgate. The sheriff's officers will be writing parking tickets out there shortly and they asked if we would paint the curbs red.

17.  **Not For Possible Action:** Reports and or update discussion from Town Board Members concerning the various boards they are a member of or a liaison to, or meetings and functions they have attended. These may include but not be limited to Main Street Gardnerville, Arts Council, and Nevada League of Cities. No action will be taken on these reports. (approx 5 minutes)

Mr. Dallaire added this item as an opportunity to share information. It would be an opportunity for you to give a report to the rest of the board on your committees.

The Board agreed it is a good idea to report back quarterly.

Chairman Miller mentioned Nevada League of Cities is going to have their function at the lake in October. My idea is to have some type of function here in the valley and get the Town of Minden and the County involved. Carson Valley Inn is putting in their barn, which would be a good place to put something together for the whole county to be part of Nevada League of Cities attendance down here. That new facility is supposed to hold up to 800. We could set up booths and have a presentation of some type.

Vice-Chairman Slater and Tom had talked after the NLC convention in Elko about the Town putting forth some funds that would enable us to buy something as simple as coffee cups with the “Town of Gardnerville” written on them. Something that represents Gardnerville that people will take with them back home. We need to come up with some ideas fairly early so Tom can make sure we have the funds available and be able to make up a design, get it made and coordinate with Nevada League of Cities and Nevada Association of Counties. I would urge every board member to attend. It is very unique. This is only the second time the two groups have met. We need to become familiar with the agendas of these two organizations. So often we know about one but don’t know the function of the other. You don’t have to attend every single meeting but we could alternate. Up until a few years ago, in my opinion, I think Nevada League of Cities was geared more toward the cities and larger municipalities. They have made a concerted effort in the last few years to include the smaller entities. It’s invaluable to go to these meetings. As soon as we get the dates we’ll make sure everybody is aware.

Mr. Dallaire thought they were talking about September tentatively.

Vice-Chairman Slater agreed with Chairman Miller that we need to have some kind of venue we can hold here to bring the spotlight to Carson Valley. If we have a booth or whatever it may be, and something to hand out with the Town of Gardnerville it will open up a little more dialogue,

Mr. Dallaire mentioned the county manager wanted to know why we were part of Nevada League of Cities. The County is part of NACO. I just told him Nevada League of Cities represents the cities, but they also do a great job at representing the towns and the GID’s. Our form of government is slightly different than NACO. Every meeting on the agenda at NACO was for recorders or assessors, which we don’t have. Nevada League of Cities is geared toward the cities. The Town is set up similar to a city. We’re not as big and we don’t have any of the power, but it’s the same format of the government and that’s where I see benefit.

Vice-Chairman Slater commented the recorders have a Nevada Association of Recorders, and the assessor’s have their own association. Nevada League of Cities has really made a concerted effort to bring things down a notch so everybody, whether you are a large or small entity, is included.

Vice-Chairman Slater asked if they could talk a little bit about what Lee Bonner spoke to tonight about inviting us to attend the local meeting.

Chairman Miller tried to get in on those discussions last year as a participant. I showed up for one and they didn’t show up. Then I notified Jennifer that I would be interested in attending. She said she would let me know. I never received any other invitations.

Mr. Altom advised the open meeting law says you have to use the words “for possible action” on items that are acted on. If an item doesn’t appear on the agenda you can’t make decisions or give direction. Ken just gave comments and that is okay. Talking about this right now, it is not on the agenda. You could have made comments on what your thoughts were at the time he made the invitation. You can never take action on something that is brought up solely in public comment either.

Vice-Chairman Slater asked if they could bring it back for next month’s agenda as a discussion only.

Mr. Altom stated it is always possible to tell Tom or Carol to add an agenda item. It is easy in Tom’s report to give him direction. That is against the open meeting law. If there is something Tom wants direction on it would be in the agenda “for possible action.”

Mr. Dallaire has scheduled the open meeting law training for February 19th at 9:00 in the Genoa Town Hall.

Mr. Altom pointed out the open meeting law manual is available on the Nevada Attorney General’s website. They have the whole manual on PDF and you can save it to your computer or print it out if you want.

Mr. Dallaire provided Board members with a new copy in their policies and procedures manual.

Motion Higuera/Philips to adjourn at 7:50 pm.

No public comment.

Upon call for the vote, motion carried.

Respectfully submitted,

Ken Miller
Chairman

Tom Dallaire
Town Manager

Gardnerville Town Board
AGENDA ACTION SHEET



1. **Title: Correspondence**
2. **Recommended Motion: Receive and File**

Funds Available: Yes N/A

3. **Department: Administration**

Prepared by: Tom Dallaire

4. **Meeting Date: February 5, 2013** **Time Requested: n/a**

5. **Agenda:** Consent Administrative

Background Information:

This section provides copies of letters or other correspondence received, that Staff feels are noteworthy for the Board members to review.

6. **Other Agency Review of Action: Not Required**

7. **Board Action:**

Approved
 Denied

Approved with Modifications
 Continued



January 7, 2013

Thomas Dallaire
Gardnerville Town Manager
1407 U.S. Highway 395 North
Gardnerville, Nevada 89410

Dear Mr. Dallaire,

The Town of Genoa and the Douglas County Redevelopment Agency are pleased to announce the dedication of the Genoa Vista Trail on Saturday, January 26, 2013 at 10:00 a.m. The dedication will take place at the north end of the trail.

We would like to invite you to the dedication which will include an activity that will progress along the trail to the south end of the trail. Afterwards there will be refreshments and entertainment provided at the gazebo at David Walley's Hot Springs Resort & Spa. This program is scheduled to conclude around noon.

We look forward to seeing you there. Please RSVP no later than Tuesday, January 22nd, 2013. You can reach the Town of Genoa office at (775) 782-8696.

Sincerely,



Sheryl Gonzales
Town Manager



*Nevada Association of Counties
&
Nevada League of Cities and Municipalities*

Request the honor of your presence at a

Legislative Reception

on the evening of

Wednesday, February 13th
5:30 p.m. - 7:30 p.m.

at the mansion of the
Honorable Governor and Mrs. Sandoval
606 North Mountain Street
Carson City, Nevada 89703

Please RSVP

NACO
Elyse Monroy
Emonroy@nvnaco.org
775-883-7863

NLC&M
Jo Walker
nvleague@nvleague.org
775-882-2121

Graciously Sponsored by:



Gardnerville Town Board



AGENDA ACTION SHEET

1. **Title:** Health and Sanitation Monthly Report

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

Funds Available: Yes N/A

3. **Department:** Health and Sanitation

Prepared by: Carol Louthan

Phone Number: 782-7134

4. **Meeting Date:** February 5, 2013

Time Requested: none

5. **Agenda:** Consent

Administrative

6. **Background Information:**

Residential Accounts	1697
Commercial Accounts	214
Green Waste Accounts	1133
Cleanup Dumpsters	4
X-cans	637
# of new residential accounts	12 accts transferred to new owners and 1 new acct
# of new commercial accounts	0
Total tons of trash	293.14

7. **Other Agency Review of Action:**

8. **Board Action:**

Approved

Approved with Modifications

Denied

Continued

H & S Report – Craig Tuthill

Had brakes replaced on truck #608
Replaced hydraulic hose on truck #609, as well as replaced body mount bolts and springs
Had new tires put on front of truck #615
Put good used tires on rear duals of truck #608
Swept town streets to pick up cinders
Took truck #612 to Tec equipment to have radiator warranty work done
Repaired/Replaced dumpster wheels and lids on 6 dumpsters
Replaced foot step on sweeper truck
Replaced windshield wipers on all trash trucks
Performed snow removal throughout the town
Put down cinders on intersections throughout town limits
Sent camera and monitor from truck #615 to Arata equipment for warranty replacement
Assisted with banner replacement
Delivered trash cans
Took truck #602 to county yard for transmission malfunction
Repaired wood fence at maintenance yard
Reviewed applications for open position
Prepared next month's scheduling
Sent oil distribution pump for engine oil back to Samson pump for warranty replacement
Greased all trash trucks
Ordered one set of front tires for trash truck #601
Fitted work lights on both automated trash trucks for safe operation during early morning hours
Diagnosed snow plow problem on truck #604
Replaced engine belt on truck #604

PARKS DEPARTMENT: The brush and limb pile at Heritage Park Garden has been chipped into useable mulch.

The last of the plants have been planted on Tolar Lineal, and it is being worked on as weather and manpower allows.

Pre-emergent is being placed pre-storm and additional water will be added as needed to best stop weed growth in the spring.

PUBLIC WORKS: Snow did removal at Town Hall and our public walkways, and placed cinders at intersections as needed and swept up as the weather allows.

The Eddy Street lighting has been modified by removing L.E.D. that put too much light into houses on Douglas Street and Eddy Street.

Our Town lights at Oxoby and Wells Fargo were repaired, and the monthly light survey will be submitted to NV Energy.

We expect a delivery date of 2-1-13 for our latest Brandon order.

Red paint has been added to Southgate Dr., Venture Dr., Pep Cl., and Service Dr. as well as the Fire hydrants in that area.

Curtis and Sons has removed broken pre-formed wire at Eddy Street banner crossing and replaced with new. The tension was measured at a temperature of 30 degrees the top wire is at 750 pounds and the bottom wire is at 600 pounds. For future reference sag is a better indicator than tension. At the crown of the road we are 18'-11" clear.

Gardnerville Town Board
AGENDA ACTION SHEET



1. **Title:** Approve January 2013 claims
2. **Recommended Motion:** Approve claims as submitted

Funds Available: Yes N/A

3. **Department:** Administration

Prepared by: Carol Louthan

4. **Meeting Date:** February 5, 2013 **Time Requested:** none

5. **Agenda:** Consent Administrative

6. **Background Information:**

This report is generated through claims submitted to the Douglas County Comptroller by the Town. If backup material is necessary for your review it can be found on file at the Town office.

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

8. **Board Action:**

Approved
 Denied

Approved with Modifications
 Continued

Accounts Payable by G/L Distribution Report

G/L Date Range 01/01/13 - 01/31/13

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	1/13 BOARD	GVILLE	Paid by Check # 601013		12/31/2012	01/11/2013	01/11/2013		01/11/2013	220.00
28960 - Miller Kenneth	1/13 BOARD	GVILLE	Paid by Check # 601304		01/09/2013	01/18/2013	01/18/2013		01/18/2013	250.00
18629 - Phillips Michael	1/13 BOARD	GVILLE	Paid by Check # 601365		01/09/2013	01/18/2013	01/18/2013		01/18/2013	220.00
2969 - Slater Linda	1-13 BOARD	GVILLE	Paid by Check # 601416		01/09/2013	01/18/2013	01/18/2013		01/18/2013	237.50
				Account 510.150 - Board Compensation Totals				Invoice Transactions 4		<u>\$927.50</u>
20219 - NV ST Public Employees	1-13 PREMIUMS	731	Paid by Check # 601638		01/18/2013	01/25/2013	01/25/2013		01/25/2013	19.05
				Account 511.201 - PEBS-Ret.Medical Totals				Invoice Transactions 1		<u>\$19.05</u>
29103 - Frontier	782-3856 12/12	77578238560808025	Paid by Check # 600843		12/16/2012	01/04/2013	01/04/2013		01/04/2013	43.76
29103 - Frontier	782-7134 12/12	77578271340502795	Paid by Check # 600843		12/16/2012	01/04/2013	01/04/2013		01/04/2013	94.98
5061 - Sprint/Nextel	268465621-101	268465621	Paid by Check # 600915		12/18/2012	01/04/2013	01/04/2013		01/04/2013	135.43
				Account 520.055 - Telephone Expense Totals				Invoice Transactions 3		<u>\$274.17</u>
12997 - Do Co Procurement Program	12-12 LOUTHAN	GVILLE	Paid by Check # 601207		12/27/2012	01/18/2013	01/18/2013		01/18/2013	134.40
				Account 520.064 - Travel Totals				Invoice Transactions 1		<u>\$134.40</u>
2924 - NV Energy	791804 12-12	791804	Paid by Check # 601053		12/27/2012	01/11/2013	01/11/2013		01/11/2013	170.42
				Account 520.089 - Power Totals				Invoice Transactions 1		<u>\$170.42</u>
1429 - Gardnerville Water Company	640.01 12/12	640.01	Paid by Check # 601234		12/31/2012	01/18/2013	01/18/2013		01/18/2013	14.66
1429 - Gardnerville Water Company	690.01 12/12	690.01	Paid by Check # 601234		12/31/2012	01/18/2013	01/18/2013		01/18/2013	25.33
				Account 520.090 - Water Totals				Invoice Transactions 2		<u>\$39.99</u>
2030 - Minden-Gardnerville Sanitation	13-010291	0296	Paid by Check # 601307		01/01/2013	01/18/2013	01/18/2013		01/18/2013	66.24
2030 - Minden-Gardnerville Sanitation	13-010582	0594	Paid by Check # 601307		01/01/2013	01/18/2013	01/18/2013		01/18/2013	20.70
				Account 520.093 - Utilities-Sewer Totals				Invoice Transactions 2		<u>\$86.94</u>

32

Accounts Payable by G/L Distribution Report

G/L Date Range 01/01/13 - 01/31/13

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 520.098 - Janitorial Services										
27347 - A+ Janitorial Service	TOG1112	G'VILLE	Paid by Check # 601123		12/26/2012	01/18/2013	01/18/2013		01/18/2013	85.00
27347 - A+ Janitorial Service	TOG1212	G'VILLE	Paid by Check # 601123		12/26/2012	01/18/2013	01/18/2013		01/18/2013	85.00
				Account 520.098 - Janitorial Services Totals				Invoice Transactions 2		\$170.00
3472 - Whipple Electric&Security Inc	121	19	Paid by Check # 601475		01/06/2013	01/18/2013	01/18/2013		01/18/2013	37.50
				Account 520.107 - Maint Equip Totals				Invoice Transactions 1		\$37.50
3519 - Xerox Corporation	065777094	716307012	Paid by Check # 601478		01/01/2013	01/18/2013	01/18/2013		01/18/2013	223.55
				Account 520.136 - Rents & Leases Equipment Totals				Invoice Transactions 1		\$223.55
15887 - Charter Communications	0012509 1/13	8354110060012509	Paid by Check # 601178		01/02/2013	01/18/2013	01/18/2013		01/18/2013	35.99
				Account 520.187 - Internet Expense Totals				Invoice Transactions 1		\$35.99
27041 - Main Street Gardnerville	6-PYMT 2	G'VILLE	Paid by Check # 601282		01/09/2013	01/18/2013	01/18/2013		01/18/2013	34,000.00
				Account 521.100 - Professional Services Totals				Invoice Transactions 1		\$34,000.00
10816 - Rowe, Hales & Yturbe LLP	21938	G'VILLE	Paid by Check # 601388		01/09/2013	01/18/2013	01/18/2013		01/18/2013	2,860.00
				Account 521.130 - Legal Services Totals				Invoice Transactions 1		\$2,860.00
7132 - Accolades	8885	G'VILLE	Paid by Check # 600788		12/14/2012	01/04/2013	01/04/2013		01/04/2013	5.73
7132 - Accolades	8903	G'VILLE	Paid by Check # 600788		12/19/2012	01/04/2013	01/04/2013		01/04/2013	5.00
11558 - Costco-Comptroller	7237 12/12.	7003731100017237	Paid by Check # 601193		12/26/2012	01/18/2013	01/18/2013		01/18/2013	28.98
26465 - Diamond Printing Inc	6158	G'VILLE	Paid by Check # 601203		12/27/2012	01/18/2013	01/18/2013		01/18/2013	29.00
26465 - Diamond Printing Inc	6159	G'VILLE	Paid by Check # 601203		12/27/2012	01/18/2013	01/18/2013		01/18/2013	29.00
12997 - Do Co Procurement Program	12-12 LOUTHAN	G'VILLE	Paid by Check # 601207		12/27/2012	01/18/2013	01/18/2013		01/18/2013	18.13
				Account 533.800 - Office Supplies Totals				Invoice Transactions 6		\$115.84
				Department 921 - Gardnerville Admin Totals				Invoice Transactions 27		\$39,095.35

3-4

Accounts Payable by G/L Distribution Report

G/L Date Range 01/01/13 - 01/31/13

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 520.084 - Replacement & Repair										
2510 - Parts House	480504	4170	Paid by Check # 601362		12/20/2012	01/18/2013	01/18/2013	01/18/2013	01/18/2013	14.50
				Account 520.084 - Replacement & Repair Totals				Invoice Transactions 1		\$14.50
2924 - NV Energy	791804 12-12	791804	Paid by Check # 601053		12/27/2012	01/11/2013	01/11/2013	01/11/2013	01/11/2013	478.99
				Account 520.089 - Power Totals				Invoice Transactions 1		\$478.99
2030 - Minden-Gardnerville Sanitation	13-010764	0778	Paid by Check # 601307		01/01/2013	01/18/2013	01/18/2013	01/18/2013	01/18/2013	124.20
				Account 520.093 - Utilities-Sewer Totals				Invoice Transactions 1		\$124.20
11985 - Ace Hardware	079181/1	1236	Paid by Check # 601129		12/14/2012	01/18/2013	01/18/2013	01/18/2013	01/18/2013	74.96
				Account 532.001 - Op.Supplies Totals				Invoice Transactions 1		\$74.96
3814 - Flyers Energy LLC	CFS0591520	8308	Paid by Check # 601558		12/31/2012	01/25/2013	01/25/2013	01/25/2013	01/25/2013	89.59
				Account 532.003 - Gas & Oil Totals				Invoice Transactions 1		\$89.59
27985 - ASCAP	5003695670 12-13	500695670	Paid by Check # 600798		12/24/2012	01/04/2013	01/04/2013	01/04/2013	01/04/2013	327.00
27147 - Impact Construction	433	G'VILLE	Paid by Check # 600861		12/19/2012	01/04/2013	01/04/2013	01/04/2013	01/04/2013	5,749.10
27147 - Impact Construction	432	G'VILLE	Paid by Check # 600861		12/19/2012	01/04/2013	01/04/2013	01/04/2013	01/04/2013	13,500.00
11985 - Ace Hardware	079181/1	1236	Paid by Check # 601129		12/14/2012	01/18/2013	01/18/2013	01/18/2013	01/18/2013	31.36
12997 - Do Co Procurement Program	12-12 LOUTHAN	G'VILLE	Paid by Check # 601207		12/27/2012	01/18/2013	01/18/2013	01/18/2013	01/18/2013	1,081.97
12997 - Do Co Procurement Program	12-12 DALLAIRE	G'VILLE	Paid by Check # 601207		12/27/2012	01/18/2013	01/18/2013	01/18/2013	01/18/2013	8,786.21
2510 - Parts House	477181	4170	Paid by Check # 601362		11/26/2012	01/18/2013	01/18/2013	01/18/2013	01/18/2013	8.76
2646 - Radio Shack	10168442	5	Paid by Check # 601376		11/26/2012	01/18/2013	01/18/2013	01/18/2013	01/18/2013	37.98
2646 - Radio Shack	10168503	5	Paid by Check # 601375		11/27/2012	01/18/2013	01/18/2013	01/18/2013	01/18/2013	3.29
				Account 533.817 - Small Projects Totals				Invoice Transactions 9		\$29,525.67
				Department 923 - Parks & Recreation Totals				Invoice Transactions 14		\$30,307.91

3
5

Accounts Payable by G/L Distribution Report

G/L Date Range 01/01/13 - 01/31/13

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 610 - Gardnerville Town Department 926 - Other Public Works Account 520.084 - Replacement & Repair										
11985 - Ace Hardware	079298/1	1236	Paid by Check # 601129		12/20/2012	01/18/2013	01/18/2013	01/18/2013	01/18/2013	4.49
12997 - Do Co Procurement Program	12-12 POULSON	G'VILLE	Paid by Check # 601207		12/27/2012	01/18/2013	01/18/2013	01/18/2013	01/18/2013	3.19
2510 - Parts House	477530	4170	Paid by Check # 601362		11/28/2012	01/18/2013	01/18/2013	01/18/2013	01/18/2013	6.58
2510 - Parts House	479026	4170	Paid by Check # 601362		12/10/2012	01/18/2013	01/18/2013	01/18/2013	01/18/2013	3.50
2510 - Parts House	480171	4170	Paid by Check # 601362		12/18/2012	01/18/2013	01/18/2013	01/18/2013	01/18/2013	9.00
			Account 520.084 - Replacement & Repair Totals					Invoice Transactions 5		\$26.76
2924 - NV Energy	791804 12-12	791804	Paid by Check # 601053		12/27/2012	01/11/2013	01/11/2013	01/11/2013	01/11/2013	6,095.33
			Account 520.095 - Street Lights					Invoice Transactions 1		\$6,095.33
2702 - Resource Concepts Inc	12-01545	G'VILLE	Paid by Check # 601382		12/28/2012	01/18/2013	01/18/2013	01/18/2013	01/18/2013	978.38
			Account 521.200 - Engineering					Invoice Transactions 1		\$978.38
3814 - Flyers Energy LLC	CFS0584599	8308	Paid by Check # 600838		12/15/2012	01/04/2013	01/04/2013	01/04/2013	01/04/2013	366.62
3814 - Flyers Energy LLC	CFS0591520	8308	Paid by Check # 601558		12/31/2012	01/25/2013	01/25/2013	01/25/2013	01/25/2013	235.25
			Account 532.003 - Gas & Oil					Invoice Transactions 2		\$601.87
15836 - Summit Plumbing LLC	40929	G'VILLE	Paid by Check # 600917		12/11/2012	01/04/2013	01/04/2013	01/04/2013	01/04/2013	2,492.26
			Account 532.019 - Storm Drain Maintenance					Invoice Transactions 1		\$2,492.26

3-6

Accounts Payable by G/L Distribution Report

G/L Date Range 01/01/13 - 01/31/13

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 610 - Gardnerville Town										
Department 926 - Other Public Works										
Account 532.028 - Uniforms										
4287 - Red Wing Shoe Store	660000003291	G'VILLE	Paid by Check # 600894		12/21/2012	01/04/2013	01/02/2013		01/04/2013	91.37
5785 - AlSCO Inc	LEN762314	000330	Paid by Check # 600793		12/04/2012	01/04/2013	01/04/2013		01/04/2013	3.86
5785 - AlSCO Inc	LEN764115	000330	Paid by Check # 600793		12/11/2012	01/04/2013	01/04/2013		01/04/2013	3.86
5785 - AlSCO Inc	LEN766055	000330	Paid by Check # 600793		12/18/2012	01/04/2013	01/04/2013		01/04/2013	3.86
5785 - AlSCO Inc	LEN768253	000330	Paid by Check # 600793		12/25/2012	01/04/2013	01/04/2013		01/04/2013	3.86
1749 - Interstate Safety & Supply Inc	1149428	101055	Paid by Check # 600863		12/17/2012	01/04/2013	01/04/2013		01/04/2013	56.30
12997 - Do Co Procurement Program	12-12 PLUT	G'VILLE	Paid by Check # 601207		12/27/2012	01/18/2013	01/18/2013		01/18/2013	19.49
15118 - Magic Stitches Inc	14333	G'VILLE	Paid by Check # 601281		01/03/2013	01/18/2013	01/18/2013		01/18/2013	15.00
Account 532.028 - Uniforms Totals										\$197.60
Account 532.116 - Crack Seal Maintenance										
2121 - Meeks Lumber	723143	06G1570	Paid by Check # 601299		12/10/2012	01/18/2013	01/18/2013		01/18/2013	66.40
2510 - Parts House	479026	4170	Paid by Check # 601362		12/10/2012	01/18/2013	01/18/2013		01/18/2013	.24
Account 532.116 - Crack Seal Maintenance Totals										\$66.64
Department 926 - Other Public Works Totals										\$10,458.84
Fund 610 - Gardnerville Town Totals										\$79,862.10

3-7

Accounts Payable by G/L Distribution Report

G/L Date Range 01/01/13 - 01/31/13

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	1/13 BOARD	G'VILLE	Paid by Check # 601013		12/31/2012	01/11/2013	01/11/2013		01/11/2013	220.00
28960 - Miller Kenneth	1/13 BOARD	G'VILLE	Paid by Check # 601304		01/09/2013	01/18/2013	01/18/2013		01/18/2013	250.00
18629 - Philips Michael	1/13 BOARD	G'VILLE	Paid by Check # 601365		01/09/2013	01/18/2013	01/18/2013		01/18/2013	220.00
2969 - Slater Linda	1-13 BOARD	G'VILLE	Paid by Check # 601416		01/09/2013	01/18/2013	01/18/2013		01/18/2013	237.50
	Account 510.150 - Board Compensation Totals						Invoice Transactions 4			<u>\$927.50</u>
21697 - Blue Ribbon Personnel Services	14174	653202	Paid by Check # 601154		01/04/2013	01/18/2013	01/18/2013		01/18/2013	141.12
21697 - Blue Ribbon Personnel Services	14269	653202	Paid by Check # 601509		01/11/2013	01/25/2013	01/25/2013		01/25/2013	564.48
	Account 516.120 - Contract Salaries Totals						Invoice Transactions 2			<u>\$705.60</u>
29103 - Frontier	782-3856 12/12	77578238560808025	Paid by Check # 600843		12/16/2012	01/04/2013	01/04/2013		01/04/2013	43.77
29103 - Frontier	782-7134 12/12	77578271340502795	Paid by Check # 600843		12/16/2012	01/04/2013	01/04/2013		01/04/2013	94.97
5061 - Sprint/Nextel	268465621-101	268465621	Paid by Check # 600915		12/18/2012	01/04/2013	01/04/2013		01/04/2013	135.44
	Account 520.055 - Telephone Expense Totals						Invoice Transactions 3			<u>\$274.18</u>
3286 - U S Postmaster-G'VILLE	1-13 BULK MAIL	G'VILLE	Paid by Check # 601451		01/09/2013	01/18/2013	01/18/2013		01/18/2013	1,500.00
	Account 520.060 - Postage/Po Box Rent Totals						Invoice Transactions 1			<u>\$1,500.00</u>
22633 - Sierra Nevada Media Group	1063680123112	1063680	Paid by Check # 601410		12/31/2012	01/18/2013	01/18/2013		01/18/2013	330.79
	Account 520.072 - Advertising Totals						Invoice Transactions 1			<u>\$330.79</u>

3-8



Accounts Payable by G/L Distribution Report

G/L Date Range 01/01/13 - 01/31/13

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										
8043 - Mark Smith Tire Center Inc	71700015817	A17-14675	Paid by Check # 601286		12/03/2012	01/18/2013	01/18/2013		01/18/2013	104.25
8043 - Mark Smith Tire Center Inc	71700018543	A17-14675	Paid by Check # 601286		12/31/2012	01/18/2013	01/18/2013		01/18/2013	1,511.72
24693 - NC Auto Parts	31065855	79090	Paid by Check # 601320		12/05/2012	01/18/2013	01/18/2013		01/18/2013	21.73
24693 - NC Auto Parts	31065890	79090	Paid by Check # 601320		12/06/2012	01/18/2013	01/18/2013		01/18/2013	7.93
24693 - NC Auto Parts	31066051	79090	Paid by Check # 601320		12/11/2012	01/18/2013	01/18/2013		01/18/2013	28.16
24693 - NC Auto Parts	11117189	79090	Paid by Check # 601320		12/17/2012	01/18/2013	01/18/2013		01/18/2013	(54.23)
24693 - NC Auto Parts	31066317	79090	Paid by Check # 601320		12/18/2012	01/18/2013	01/18/2013		01/18/2013	64.10
2510 - Parts House	478431	4170	Paid by Check # 601362		12/05/2012	01/18/2013	01/18/2013		01/18/2013	21.98
2510 - Parts House	479749	4170	Paid by Check # 601362		12/14/2012	01/18/2013	01/18/2013		01/18/2013	13.76
2510 - Parts House	480206	4170	Paid by Check # 601362		12/18/2012	01/18/2013	01/18/2013		01/18/2013	152.68
2510 - Parts House	480224	4170	Paid by Check # 601362		12/18/2012	01/18/2013	01/18/2013		01/18/2013	89.07
2510 - Parts House	480289	4170	Paid by Check # 601362		12/19/2012	01/18/2013	01/18/2013		01/18/2013	37.53
25251 - TEC Equipment Inc	672044R	62348	Paid by Check # 601441		12/21/2012	01/18/2013	01/18/2013		01/18/2013	115.90
Account 520.084 - Replacement & Repair Totals Invoice Transactions 13										
2924 - NV Energy	791804 12-12	791804	Paid by Check # 601053		12/27/2012	01/11/2013	01/11/2013		01/11/2013	223.53
Account 520.089 - Power Totals Invoice Transactions 1										
1429 - Gardnerville Water Company	640.01 12/12	640.01	Paid by Check # 601234		12/31/2012	01/18/2013	01/18/2013		01/18/2013	14.67
1429 - Gardnerville Water Company	690.01 12/12	690.01	Paid by Check # 601234		12/31/2012	01/18/2013	01/18/2013		01/18/2013	25.32
Account 520.090 - Water Totals Invoice Transactions 2										
2030 - Minden-Gardnerville Sanitation	13-010291	0296	Paid by Check # 601307		01/01/2013	01/18/2013	01/18/2013		01/18/2013	66.24
2030 - Minden-Gardnerville Sanitation	13-010582	0594	Paid by Check # 601307		01/01/2013	01/18/2013	01/18/2013		01/18/2013	20.70
Account 520.093 - Utilities-Sewer Totals Invoice Transactions 2										
3 19										
\$2,114.58										
\$223.53										
\$39.99										
\$86.94										

Accounts Payable by G/L Distribution Report

G/L Date Range 01/01/13 - 01/31/13

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 61.1 - Gardnerville Health & San Department 925 - Health & Sanitation Account 520.098 - Janitorial Services										
27347 - A+ Janitorial Service	TOG1112	G'VILLE	Paid by Check # 601123		12/26/2012	01/18/2013	01/18/2013		01/18/2013	85.00
27347 - A+ Janitorial Service	TOG1212	G'VILLE	Paid by Check # 601123		12/26/2012	01/18/2013	01/18/2013		01/18/2013	85.00
				Account 520.098 - Janitorial Services Totals				Invoice Transactions 2		\$170.00
3472 - Whipple Electric&Security Inc	121	19	Paid by Check # 601475		01/06/2013	01/18/2013	01/18/2013		01/18/2013	37.50
				Account 520.107 - Maint Equip Totals				Invoice Transactions 1		\$37.50
3519 - Xerox Corporation	065777094	716307012	Paid by Check # 601478		01/01/2013	01/18/2013	01/18/2013		01/18/2013	223.56
				Account 520.136 - Rents & Leases Equipment Totals				Invoice Transactions 1		\$223.56
15887 - Charter Communications	0012509 1/13	8354110060012509	Paid by Check # 601178		01/02/2013	01/18/2013	01/18/2013		01/18/2013	36.00
				Account 520.187 - Internet Expense Totals				Invoice Transactions 1		\$36.00
15853 - Carson City Landfill	10005551	228079	Paid by Check # 601167		12/03/2012	01/18/2013	01/18/2013		01/18/2013	425.14
15853 - Carson City Landfill	10005740	228079	Paid by Check # 601167		12/04/2012	01/18/2013	01/18/2013		01/18/2013	546.36
15853 - Carson City Landfill	10005963	228079	Paid by Check # 601167		12/05/2012	01/18/2013	01/18/2013		01/18/2013	399.62
15853 - Carson City Landfill	10005989	228079	Paid by Check # 601167		12/05/2012	01/18/2013	01/18/2013		01/18/2013	505.76
15853 - Carson City Landfill	10005995	228079	Paid by Check # 601167		12/05/2012	01/18/2013	01/18/2013		01/18/2013	477.34
15853 - Carson City Landfill	10006142	228079	Paid by Check # 601167		12/06/2012	01/18/2013	01/18/2013		01/18/2013	381.64
15853 - Carson City Landfill	10006151	228079	Paid by Check # 601167		12/06/2012	01/18/2013	01/18/2013		01/18/2013	378.16
15853 - Carson City Landfill	10006155	228079	Paid by Check # 601167		12/06/2012	01/18/2013	01/18/2013		01/18/2013	448.34
15853 - Carson City Landfill	10006332	228079	Paid by Check # 601167		12/07/2012	01/18/2013	01/18/2013		01/18/2013	532.44
15853 - Carson City Landfill	10006344	228079	Paid by Check # 601167		12/07/2012	01/18/2013	01/18/2013		01/18/2013	373.52
15853 - Carson City Landfill	10006852	228079	Paid by Check # 601167		12/10/2012	01/18/2013	01/18/2013		01/18/2013	557.96
15853 - Carson City Landfill	10007107	228079	Paid by Check # 601167		12/11/2012	01/18/2013	01/18/2013		01/18/2013	343.36

3-10

Accounts Payable by G/L Distribution Report

G/L Date Range 01/01/13 - 01/31/13

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 611 - Gardnerville Health & San Department 925 - Health & Sanitation Account 520.197 - Landfill Expense										
15853 - Carson City Landfill	10007344	228079	Paid by Check # 601167		12/12/2012	01/18/2013	01/18/2013		01/18/2013	390.34
15853 - Carson City Landfill	10007366	228079	Paid by Check # 601167		12/12/2012	01/18/2013	01/18/2013		01/18/2013	385.70
15853 - Carson City Landfill	10007394	228079	Paid by Check # 601167		12/12/2012	01/18/2013	01/18/2013		01/18/2013	356.12
15853 - Carson City Landfill	10007541	228079	Paid by Check # 601167		12/13/2012	01/18/2013	01/18/2013		01/18/2013	352.64
15853 - Carson City Landfill	10007544	228079	Paid by Check # 601167		12/13/2012	01/18/2013	01/18/2013		01/18/2013	442.54
15853 - Carson City Landfill	10007556	228079	Paid by Check # 601167		12/13/2012	01/18/2013	01/18/2013		01/18/2013	357.86
15853 - Carson City Landfill	10008125	228079	Paid by Check # 601167		12/17/2012	01/18/2013	01/18/2013		01/18/2013	533.02
15853 - Carson City Landfill	10008253	228079	Paid by Check # 601167		12/18/2012	01/18/2013	01/18/2013		01/18/2013	393.24
15853 - Carson City Landfill	10008435	228079	Paid by Check # 601167		12/19/2012	01/18/2013	01/18/2013		01/18/2013	375.84
15853 - Carson City Landfill	10008436	228079	Paid by Check # 601167		12/19/2012	01/18/2013	01/18/2013		01/18/2013	307.40
15853 - Carson City Landfill	10008491	228079	Paid by Check # 601167		12/19/2012	01/18/2013	01/18/2013		01/18/2013	289.42
15853 - Carson City Landfill	10008644	228079	Paid by Check # 601167		12/20/2012	01/18/2013	01/18/2013		01/18/2013	306.82
15853 - Carson City Landfill	10008645	228079	Paid by Check # 601167		12/20/2012	01/18/2013	01/18/2013		01/18/2013	372.36
15853 - Carson City Landfill	10008671	228079	Paid by Check # 601167		12/20/2012	01/18/2013	01/18/2013		01/18/2013	321.32
15853 - Carson City Landfill	10008816	228079	Paid by Check # 601167		12/21/2012	01/18/2013	01/18/2013		01/18/2013	336.40
15853 - Carson City Landfill	10008823	228079	Paid by Check # 601167		12/21/2012	01/18/2013	01/18/2013		01/18/2013	360.18
15853 - Carson City Landfill	10009128	228079	Paid by Check # 601167		12/26/2012	01/18/2013	01/18/2013		01/18/2013	441.38
15853 - Carson City Landfill	10009143	228079	Paid by Check # 601167		12/26/2012	01/18/2013	01/18/2013		01/18/2013	239.54
15853 - Carson City Landfill	10009154	228079	Paid by Check # 601167		12/26/2012	01/18/2013	01/18/2013		01/18/2013	289.42
15853 - Carson City Landfill	10009161	228079	Paid by Check # 601167		12/26/2012	01/18/2013	01/18/2013		01/18/2013	468.06
15853 - Carson City Landfill	10009277	228079	Paid by Check # 601167		12/27/2012	01/18/2013	01/18/2013		01/18/2013	339.30
15853 - Carson City Landfill	10009288	228079	Paid by Check # 601167		12/27/2012	01/18/2013	01/18/2013		01/18/2013	414.70

3-11

Accounts Payable by G/L Distribution Report

G/L Date Range 01/01/13 - 01/31/13

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 611 - Gardnerville Health & San Department 925 - Health & Sanitation Account 520.197 - Landfill Expense										
15853 - Carson City Landfill	10009295	228079	Paid by Check # 601167		12/27/2012	01/18/2013	01/18/2013		01/18/2013	347.42
15853 - Carson City Landfill	10009414	228079	Paid by Check # 601167		12/28/2012	01/18/2013	01/18/2013		01/18/2013	350.90
15853 - Carson City Landfill	10009427	228079	Paid by Check # 601167		12/28/2012	01/18/2013	01/18/2013		01/18/2013	392.66
15853 - Carson City Landfill	10009731	228079	Paid by Check # 601167		12/31/2012	01/18/2013	01/18/2013		01/18/2013	573.62
9016 - Douglas Disposal Inc	40990612 12/12	40990612	Paid by Check # 601214		01/01/2013	01/18/2013	01/18/2013		01/18/2013	3,255.95
		Account 520.197 - Landfill Expense Totals						Invoice Transactions	39	\$18,363.79
10816 - Rowe, Hales & Yturbe LLP	21938	GVILLE	Paid by Check # 601388		01/09/2013	01/18/2013	01/18/2013		01/18/2013	75.00
		Account 521.130 - Legal Services Totals						Invoice Transactions	1	\$75.00
12997 - Do Co Procurement Program	12-12 LOUTHAN	GVILLE	Paid by Check # 601207		12/27/2012	01/18/2013	01/18/2013		01/18/2013	14.00
2248 - National Business Factors Inc	COLLECTIONS1 2-12	TOWNGS344C	Paid by Check # 601318		12/31/2012	01/18/2013	01/18/2013		01/18/2013	183.61
		Account 521.135 - Legal-Collection Cost Totals						Invoice Transactions	2	\$197.61
3814 - Flyers Energy LLC	CFS0584599	8308	Paid by Check # 600838		12/15/2012	01/04/2013	01/04/2013		01/04/2013	1,265.28
24693 - NC Auto Parts	31066367	79090	Paid by Check # 601320		12/19/2012	01/18/2013	01/18/2013		01/18/2013	1,150.00
3814 - Flyers Energy LLC	CFS0591520	8308	Paid by Check # 601558		12/31/2012	01/25/2013	01/25/2013		01/25/2013	1,291.45
		Account 532.003 - Gas & Oil Totals						Invoice Transactions	3	\$3,706.73

3-12

Accounts Payable by G/L Distribution Report

G/L Date Range 01/01/13 - 01/31/13

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 532.028 - Uniforms										
4287 - Red Wing Shoe Store	660000003291	G'VILLE	Paid by Check # 600894		12/21/2012	01/04/2013	01/02/2013		01/04/2013	91.37
5785 - AlSCO Inc	LEN762314	000330	Paid by Check # 600793		12/04/2012	01/04/2013	01/04/2013		01/04/2013	3.86
5785 - AlSCO Inc	LEN764115	000330	Paid by Check # 600793		12/11/2012	01/04/2013	01/04/2013		01/04/2013	3.86
5785 - AlSCO Inc	LEN766055	000330	Paid by Check # 600793		12/18/2012	01/04/2013	01/04/2013		01/04/2013	3.86
5785 - AlSCO Inc	LEN768253	000330	Paid by Check # 600793		12/25/2012	01/04/2013	01/04/2013		01/04/2013	3.86
12997 - Do Co Procurement Program	12-12 PLUT	G'VILLE	Paid by Check # 601207		12/27/2012	01/18/2013	01/18/2013		01/18/2013	19.49
15118 - Magic Stitches Inc	14333	G'VILLE	Paid by Check # 601281		01/03/2013	01/18/2013	01/18/2013		01/18/2013	15.00
Account 532.028 - Uniforms Totals Invoice Transactions 7										<u>\$141.30</u>
Account 533.800 - Office Supplies										
7132 - Accolades	8885	G'VILLE	Paid by Check # 600788		12/14/2012	01/04/2013	01/04/2013		01/04/2013	5.72
7132 - Accolades	8903	G'VILLE	Paid by Check # 600788		12/19/2012	01/04/2013	01/04/2013		01/04/2013	5.00
26465 - Diamond Printing Inc	6158	G'VILLE	Paid by Check # 601203		12/27/2012	01/18/2013	01/18/2013		01/18/2013	29.00
26465 - Diamond Printing Inc	6159	G'VILLE	Paid by Check # 601203		12/27/2012	01/18/2013	01/18/2013		01/18/2013	29.00
12997 - Do Co Procurement Program	12-12 LOUTHAN	G'VILLE	Paid by Check # 601207		12/27/2012	01/18/2013	01/18/2013		01/18/2013	18.12
Account 533.800 - Office Supplies Totals Invoice Transactions 5										<u>\$86.84</u>
Department 925 - Health & Sanitation Totals Invoice Transactions 91										<u>\$29,241.44</u>
Fund 611 - Gardnerville Health & San Totals Invoice Transactions 91										<u>\$29,241.44</u>
Grand Totals Invoice Transactions 152										<u>\$109,103.54</u>

* = Prior Fiscal Year Activity

3-12

Gardnerville Town Board

AGENDA ACTION SHEET



1. Approve "Waiver of Liability and Indemnification Agreement for Use of Town of Gardnerville Equipment" to be completed by the user each time a local government entity borrows and uses Town equipment.

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

3. Department: Administration

Prepared by: Tom Dallaire

4. Meeting Date: February 5, 2013 Time Requested: N/A

5. Agenda: Consent Administrative

Background Information: See attached waiver and minutes from January 8, 2012 meeting in Board packet. After discussion at last month's Board meeting about equipment borrowed by other entities and what is the liability, our attorney drafted this waiver of liability.

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

7. Board Action:

Approved

Denied

Approved with Modifications

Continued

**WAIVER OF LIABILITY AND INDEMNIFICATION AGREEMENT
FOR USE OF TOWN OF GARDNERVILLE EQUIPMENT**

_____ (“User”) desires to use equipment owned by the Town of Gardnerville (“Town”). For purposes of this WAIVER OF LIABILITY AND INDEMNIFICATION AGREEMENT FOR USE OF TOWN OF GARDNERVILLE EQUIPMENT (“Agreement”), “equipment” includes, but is not limited to, any machine(s), vehicle(s), or instrument(s), or any combination thereof, used to perform labor, work, and/or services. User shall describe, in the space provided below, the specific Town equipment to be used, and such described equipment shall constitute the “equipment” referred to within the terms of this Agreement.

In exchange for the Town allowing User to use the Town’s equipment, **User hereby agrees to release, indemnify, defend and hold harmless the Town and all of the Town’s officers, agents, employees and representatives, and their respective heirs, successors and assigns, for, from and against any and all losses, damages (including but not limited to any property damage), claims, demands, actions, costs and expenses (including, without limitation, court costs and attorney fees) (collectively, “losses”) (a) related in any way to and/or in any way caused by its use of the Town’s equipment, or (b) for personal injury to or death of User’s employees, agents, or contractors occurring while such person is using the Town’s equipment. User hereby agrees that the foregoing waiver of liability applies regardless of any negligence or strict liability of the Town except to the extent the loss is caused by the gross negligence or willful misconduct of the Town.**

User shall procure and maintain, at all times and in full force and effect, liability insurance in the amount of not less than ___ million dollars (\$____,000,000.00) per act or occurrence, covering User in the event of any loss or losses related to, arising from, or connected in any way to User’s use of the Town’s equipment. User agrees that any Town insurance shall be considered excess insurance and shall not contribute to any loss covered by User’s insurance or User’s obligations under this Agreement.

The undersigned below represents that he or she is authorized by User to enter into this Agreement, and by his or her signature below indicates User’s assent to all terms contained in this Agreement.

Description of Town equipment to be used: _____

(signature of User’s authorized representative)

(printed name)

(date)

Gardnerville Town Board

AGENDA ACTION SHEET



1. **For Possible Action:** Discussion of the abandonment of the Storm Drainage Easement, as shown on the final map for Jewel Commercial Park Phase 1, Document Number 289083, as recorded in book 992 page 4169 of the official Douglas County records, containing the detention pond facility, located behind the Les Schwab Tire Center, that was previously maintained by the Town of Gardnerville, with public comment prior to Board action.

2. **Recommended Motion:** Approve the abandonment of storm drainage easements as shown on final map for Jewel Commercial Park Phase 1, Document Number 289083 as recorded in book 992, page 4169 of the official Douglas County records.

Funds Available: Yes N/A

3. **Department:** Administration

Prepared by: Tom Dallaire

4. **Meeting Date:** February 5, 2013 **Time Requested:** 5 minutes

5. **Agenda:** Consent Administrative

Background Information: In January 1992 the Town Board preliminarily accepted the ponds for Jewel Commercial Park contingent upon the submittal of a satisfactory landscaping plan. In May 1997 the Town Board approved the final map for Jewel Commercial Park Phase 2 which included accepting maintenance of the storm drain facilities. This application is for the abandonment of the existing storm drain easements which were located on the Jewel Commercial Park Phase 2 map. These facilities have been removed or relocated as part of the Walmart development and are no longer necessary. The abandoned easements will be replaced by an acquired parcel containing the new regional detention basin which will provide flood attenuation for Jewel Commercial Park Phase 1 and 2 along with other vacant properties within the drainage area along with new easements per items 6 and 7 of this Town Board Meeting.

Additionally, Under DA 09-057 the County Commissioners did approve the abandonment of a portion of Larson Way for the Walmart development.

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

7. **Board Action:**

Approved Approved with Modifications
 Denied Continued

DIANE L. PETTITT
Office Manager

GARDNERVILLE, NEVADA

Post Office Box 43 • Phone (702) 782-7134
Gardnerville, Nevada 89410

February 13, 1992

John Renz, Chief Planning Official
Douglas County Public Works
Post Office Box 218
Minden NV 89423

Re: Jewel Commercial Park

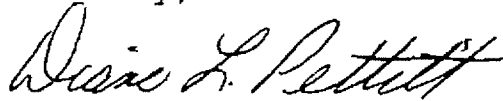
Dear John:

As you are aware, applicant proposes to include two detention ponds in the master drainage plan for Jewel Commercial Park. At their January 9, 1992 meeting, the Town's Engineer advised Gardnerville Town Board members that applicant is requesting the Town take over future maintenance of and liability for those detention ponds.

The Gardnerville Town Board took action to approve the pond development, contingent upon a satisfactory landscaping plan through the Town's Engineer, which is to be approved by the Town Board prior to final acceptance of the project.

If you have any questions concerning their action, please feel free to contact this office.

Sincerely,



Diane L. Pettitt
Office Manager

/dp

cc: R.O. Anderson Engineering
Gardnerville Town Water Co.
Vasey Engineering Co., Inc.

Gardnerville Town Board
Minutes
January 9, 1992
Page Thirteen

cerns with the detention ponds. The issue concerning location of and discharge from the detention ponds was clarified at the January 6th Water Conveyance Advisory Committee meeting - please see Mark's Memo dated January 7, 1992.

A further concern is that the applicant wishes to dedicate and turn over maintenance and liability for the ponds to the Town. The plans do not show improvements such as fencing or landscaping, or an actual access, graveled or paved, to those detention ponds; that is, ways to get in to remove the silt and oil.

A further responsibility, as stated in the Water Conveyance Ordinance, is that once you discharge into the Company Ditch, you would be responsible for a share of the maintenance of that ditch. This would probably be cash or payment into a fund to clean up the trash that gets into the Company Ditch. The alternative is to not accept maintenance, and have the applicant put together a property owners' Association for maintenance of the facilities.

Julie Arneson asked what the Town's Engineer recommends.

Mr. Fellows said their decision is split. Initially the Town will not receive any money to maintain those ponds. However, the Engineer feels it would be wise to control the storm drainage system. If the Town Board decides they want to maintain this system, Mr. Fellows recommended fencing, good access, and perhaps some landscaping on the detention pond located near Hwy 395. Another consideration might be instead of just a storm drain easement over the areas, perhaps the ground where the detention ponds are located should be Town property.

Chairman Wartgow opened the meeting to public comment.

Rob Anderson, Anderson Engineering, representing Stoddard and Jewel Jacobsen, gave an update on the process thus far. His full explanation is contained on the tape of this meeting, on file in the Town's Administrative office.

He noted these are the first detention ponds for which the Town would be responsible. However, he emphasized the Town is in the storm drain business, referring to the Douglas Avenue Storm Drain and the Courthouse Alley projects. In answer to Chairman Wartgow's question concerning access, Mr. Anderson stated the ponds are designed with three-to-one side slopes, a given standard, and 2 1/2 feet deep. They will be revegetated with grass.

The pond along Hwy 395 would have access from the highway, and the one to the rear has a storm drain easement provided that could be improved, although Mr. Anderson admitted they did not want to pave it. He said

the ponds are sized to accommodate any future construction, including the adjoining parcel. He added that NDOT may utilize these facilities for their drainage off the highway.

In summary, Mr. Anderson stated maintenance of detention facilities is a normal part of a municipality's responsibility, and these are both located within the Town. (Note: They will be, following completion of the annexation process, currently underway). Since they are normally dry, he felt a fence would be obtrusive.

There followed discussion regarding how maintenance of the detention ponds is carried out.

Mr. Fellows stated if the Town takes responsibility for maintenance of the ditch, it means cleaning out the silt and making sure there is no grease in it. He added it won't silt up very fast, and probably will require cleaning about once a year. He said the Town might want some landscaping, a fence and some kind of gravel road. The Town would probably want included in the curb, gutter and sidewalk some kind of apron so wherever those accesses are located, the maintenance person can drive to them.

Motion by Tom Rookey, second by Doug Sonnemann, to approve the pond development, contingent upon satisfactory landscaping plan through Vasey Engineering, to be approved by the Town Board, before final acceptance of the project.

Rob Anderson said his question concerned timing of the plan. They have been in process for a very long time, and they would like permission to obtain permits from the County, prior to final acceptance of the improvements.

Chairman Wartgow asked Mr. Rookey if he wished to withdraw his motion, or amend it.

Mr. Rookey said he thought it should be amended. He asked what would be an acceptable or reasonable time, and then asked Mr. Anderson what the next step of work would be.

Mr. Anderson replied, construction of improvements.

Mr. Fellows added the applicant wishes to move forward and start construction of sewer and water along Hwy 395 frontage, and the two roads, Service Drive and Virginia Ranch Road. He added he felt the Town could work with Mr. Anderson, and tie it to the end of the project. In the meantime, landscaping for the ponds has to be in when the ponds are done, but before the improvements are finished and the project is accepted.

Recommended Operation & Maintenance
for
Jewel Commercial Park
Small Detention pond & Storm Drain System
February 25, 1997

System:	Design Storm	25 year
	Total Drainage Area	21.1 acres
	Lineal Feet Under Ground Pipe	1010 feet
	Maximum Pipe Diameter	21 inch
	Minimum Pipe Diameter	15 inch
	Number of Inlets	3
	Number of Outlets	1
	Pipe Material	R.C.P.
	Detention Pond Capacity	0.38 ac-ft
	Detention Pond Area	12,600 sf
	Lineal Feet Open Ditch	0 feet
	Water Quality	Sediment & Oil Separation
	Date constructed	June 1992

Operation: There is no direct operation of the storm drain system.

Maintenance:

Daily: None

Monthly: Check all catch basin grates - remove debris
Check detention outlet grate - remove debris
Check detention swing gate - keep clear of rocks
Check open ditch - remove debris

Spring: Check catch basin sumps - remove sediment
Check ditch erosion - repair as necessary
Check underground pipes - look for obstructions & remove
Check underground pipes - look for sediment remove if over
1/3 full

Prior to Large Storm: Check all inlets and outlets for debris

After Large Storm: Check system for damage - repair as necessary

Fall: None

**Recommended Operation & Maintenance
for
Jewel Commercial Park
Main Detention pond & Storm Drain System
February 24, 1997**

System:	Design Storm	50 year
	Total Drainage Area	78.2 acres
	Lineal Feet Under Ground Pipe	70 feet
	Maximum Pipe Diameter	18 inch
	Minimum Pipe Diameter	15 inch
	Number of Inlets	2
	Number of Outlets	1
	Pipe Material	R.C.P.
	Detention Pond Capacity	2.43 ac-ft
	Detention Pond Area	53,000 sf
	Lineal Feet Open Ditch	950 feet
	Water Quality	Sediment & Oil Separation
	Date constructed	June 1992

Operation: There is no direct operation of the storm drain system.

Maintenance:

Daily: None

Monthly: Check all catch basin grates - remove debris
Check detention outlet grate - remove debris
Check detention swing gate - keep clear of rocks
Check open ditch - remove debris

Spring: Check catch basin sumps - remove sediment
Check open ditch to pond - remove willows, etc.
Check ditch erosion - repair as necessary
Check underground pipes - look for obstructions & remove
Check underground pipes - look for sediment - remove if
over 1/3 full

Prior to Large Storm: Check all inlets and outlets for debris

After Large Storm: Check system for damage - repair as necessary

Fall: None

DRAWING NUMBER
Jewel Commercial Park
Phase I Sheet 1 of 2
PLANNING COMMISSION • NEVADA, CALIFORNIA
REGISTERED PROFESSIONAL ENGINEER

DRAWING NUMBER
PLANNING COMMISSION • NEVADA, CALIFORNIA
REGISTERED PROFESSIONAL ENGINEER

DRAWING NUMBER
PLANNING COMMISSION • NEVADA, CALIFORNIA
REGISTERED PROFESSIONAL ENGINEER

DRAWING NUMBER
PLANNING COMMISSION • NEVADA, CALIFORNIA
REGISTERED PROFESSIONAL ENGINEER

A FINAL MAP

JEWEL COMMERCIAL PARK PHASE 1

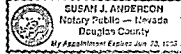
LOCATED WITHIN PORTIONS OF SECTION 10 TOWNSHIP 12 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN DOUGLAS COUNTY, NEVADA

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, STODDARD, TERRY + VIRGINIA JACOBSEN + MARK AMOBI, TRUSTEES OF THE JACOBSEN FAMILY 1982 TRUST, OWNER OF RECORD TITLE INTEREST, HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS MAP IN ACCORDANCE WITH AND FOR THE PURPOSES SET FORTH IN THE NEVADA REVISED STATUTES, CHAPTERS 116 AND 278, AND SUBSEQUENT AMENDMENTS THERETO, AND DOUGLAS COUNTY CODE 16, AND DOES HEREBY OFFER AND DEDICATE FOR PARTICULAR PURPOSES THE RIGHTS-OF-WAY AND EASEMENTS AS SHOWN FOR ROADS, GAS, WATER, SEWER, AND DRAINAGE PIPES, FOR POLES, ANCHORS, AND GUTS FOR CONDUCTOR WIRE AND CONDUIT FOR ELECTRICAL AND TELEPHONE SERVICE TOGETHER WITH ANY AND ALL APPURTENANCES THERETO, ON ACROSS AND UNDER ALL LAND LYING OUTSIDE THE INDIVIDUAL SITES SHOWN THEREON.

ON THIS 21st DAY OF September, 1992, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, STODDARD, TERRY + VIRGINIA JACOBSEN + MARK AMOBI WHO EXECUTED THE FOREGOING INSTRUMENT AND UPON OATH DID DEPOSE AND SAY THAT THEY ARE THE OWNER OF SAID PROPERTY AS ABOVE DESIGNATED AND THAT IT WAS EXECUTED FREELY AND VOLUNTARILY FOR THE PURPOSES AND USES MENTIONED HEREIN. IN WITNESS WHEREOF, I HERETO SET MY HAND AND AFFIX MY OFFICIAL SEAL.

Susan J. Anderson
NOTARY PUBLIC



SURVEYOR'S CERTIFICATE

I, THOMAS I. McMANUS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEVADA CERTIFY THAT:

1. THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF JACOBSEN FAMILY 1982 TRUST.
2. THE LANDS SURVEYED LIE WITHIN A PORTION OF SECTIONS 10, T12N, R.20E, M.D.M. AND THE SURVEY WAS COMPLETED ON 07-02-92.
3. THIS FLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES.
4. THE MONUMENTS ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED.

Thomas I. McManus
THOMAS I. McMANUS, P.L.S. 6899



HEALTH DIVISION CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE DIVISION OF HEALTH OF THE DEPARTMENT OF HUMAN RESOURCES CONCERNING SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES IN ACCORDANCE WITH NEVADA REVISED STATUTES. THIS APPROVAL PREDICATES COMMUNITY WATER SUPPLY AND COMMUNITY SEWAGE DISPOSAL.

Judy Fontana 7-7-92
DIVISION OF HEALTH

DIVISION WATER RESOURCES CERTIFICATE

THE FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUALITY SUBJECT TO THE REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

David Meese 175 SEP 92
DIVISION OF WATER RESOURCES DATE

COUNTY TAX COLLECTOR'S CERTIFICATE

I, BARBARA J. REED, DOUGLAS COUNTY CLERK - TREASURER AND EX-OFFICIO TAX COLLECTOR, DO HEREBY CERTIFY THAT ALL PROPERTY TAXES ON THIS LAND FOR THE FISCAL YEAR HAVE BEEN PAID. APV 25-160-37 + 25-613-04

Barbara J. Reed 9/23/92
BARBARA J. REED DATE
DOUGLAS COUNTY CLERK-TREASURER
Cly. Kirk In Brooks, Chief Deputy

COUNTY ENGINEER'S CERTIFICATE

I, MARK B. PALMER, DOUGLAS COUNTY ENGINEER, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS FINAL MAP CONSISTING OF TWO (2) SHEETS, ENTITLED 'JEWEL COMMERCIAL PARK PHASE 1', AND THAT ALL PROVISIONS AND ORDINANCES APPLICABLE HAVE BEEN COMPLETED, AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

Mark B. Palmer 9-23-92
MARK B. PALMER
DOUGLAS COUNTY ENGINEER

UTILITY COMPANIES' CERTIFICATE

WE, THE UNDERSIGNED PUBLIC UTILITIES, ACCEPT AND APPROVE THE PUBLIC UTILITY EASEMENT AS SHOWN ON THIS FLAT. THIS APPROVAL DOES NOT GUARANTEE ACCESSIBILITY FOR SERVICE.

CA 7-7-92
SIERRA PACIFIC POWER COMPANY
Dubbin Payne 7-7-92
CONTINENTAL TELEPHONE COMPANY
Ray L. Williamson 7-7-92
SOUTHWEST GAS COMPANY

FIRE DEPARTMENT'S CERTIFICATE

THE FIREFIGHTING FACILITIES AND ACCESS SHOWN ON THESE PLANS ARE HEREBY APPROVED BY THE EAST FORK FIRE PROTECTION DISTRICT.

Warren Gay 7/8/92
WARREN GAY
EAST FORK FIRE PROTECTION DISTRICT

TITLE CERTIFICATE

THIS IS TO CERTIFY THAT JACOBSEN FAMILY 1982 TRUST, IS THE ONLY PARTY OF RECORD HAVING INTEREST IN THE TRACTS OF LAND EMBRACED WITHIN THE GRAPHIC BORDER SHOWN ON THIS FLAT. THE FOLLOWING IS A COMPLETED LIST OF LIEN AND/OR MORTGAGE HOLDERS OF RECORD: DEED OF TRUST RECORDED 4-24-92 Book 492 PAGE 4620 # 274887

6-19-92 Janice K. Conlon
JANICE K. GONDON, CHIEF TITLE OFFICER
WESTERN TITLE COMPANY

PLANNING COMMISSION CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS FLAT WAS PRESENTED BEFORE THE DOUGLAS COUNTY PLANNING COMMISSION ON THE 21st DAY OF September, 1992 AND WAS DILY APPROVED. FURTHERMORE, THE OFFER OF DEDICATION FOR ALL PUBLIC WAYS WAS REJECTED WITH THE RESERVATION TO ACCEPT SAID OFFER AT A LATER TIME.

Joan Patrick
JOAN PATRICK, CHAIRMAN
DOUGLAS COUNTY PLANNING COMMISSION

CHIEF PLANNING OFFICIAL

I, CHRIS M. TSCHIRHART, ACTING CHIEF PLANNING OFFICIAL, DO HEREBY CERTIFY THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE TENTATIVE MAP OF THIS SUBDIVISION AS APPROVED ON THE 21st DAY OF August, 1992, BY THE DOUGLAS COUNTY PLANNING COMMISSION AND THAT ALL CONDITIONS OF SAID APPROVAL HAVE BEEN MET.

Chris M. Tschirhart
CHRIS M. TSCHIRHART
ACTING CHIEF PLANNING OFFICIAL

RECORDER'S CERTIFICATE

FILED THIS 24th DAY OF SEPTEMBER, 1992 AT 52 MINUTES PAST 11 O'CLOCK A.M. IN BOOK 992 OF OFFICIAL RECORDS, AT PAGE 4169, DOCUMENT NO. 289083.
RECORDED AT THE REQUEST OF JACOBSEN FAMILY 1982 TRUST.

Betty Hendon Deputy
DOUGLAS COUNTY RECORDER

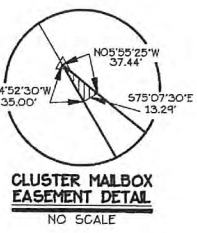
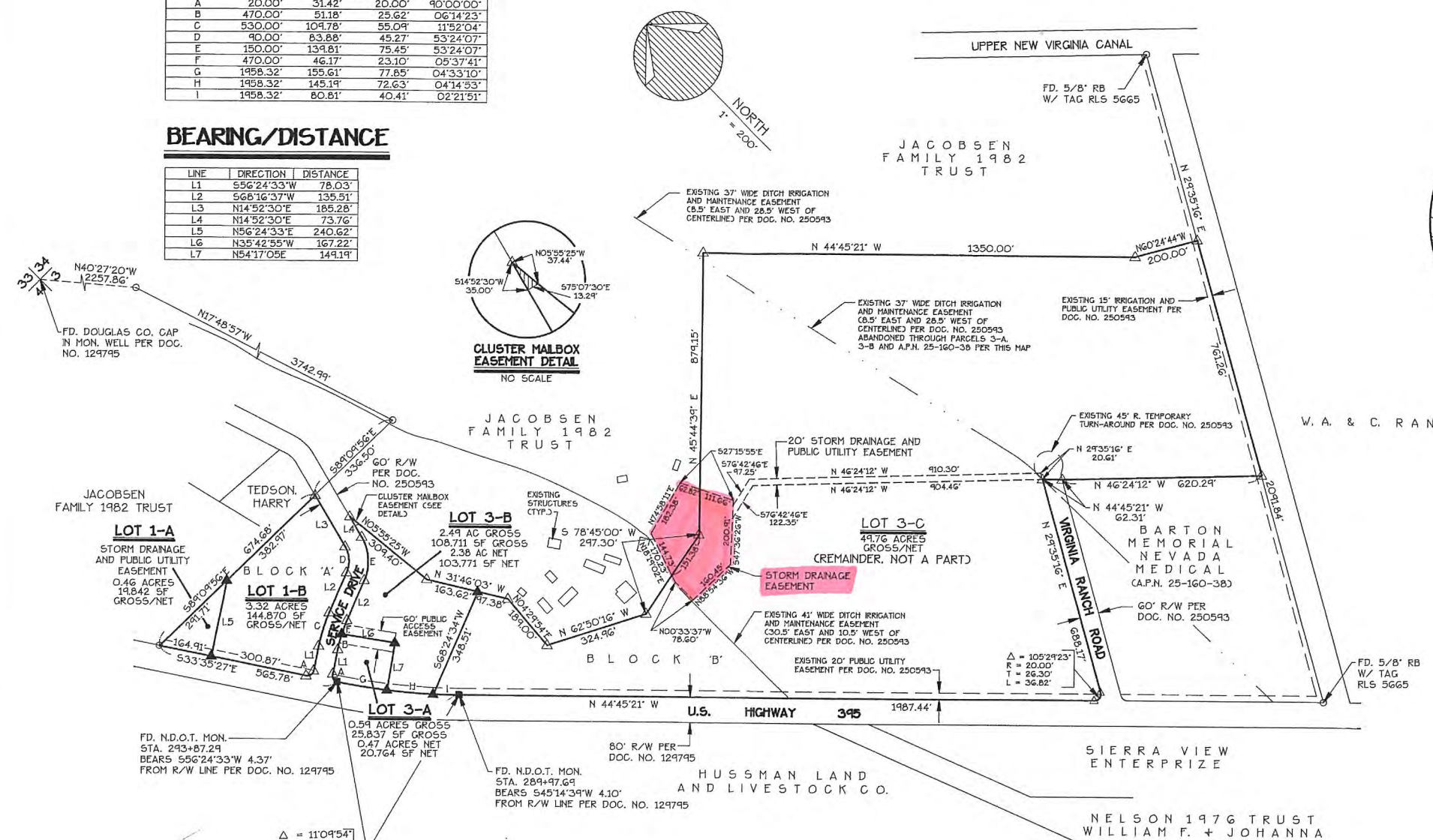
SHEET 1 OF 2
R.O. ANDERSON ENGINEERING 1518 Highway 205
P.O. Box 2294
Boulder, UT 84003
023-06-91 07/01/92

CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	DELTA
A	20.00'	31.42'	20.00'	90°00'00"
B	470.00'	51.18'	25.62'	06°14'23"
C	530.00'	104.78'	55.04'	11°52'04"
D	90.00'	83.88'	45.27'	53°24'07"
E	150.00'	139.81'	75.45'	53°24'07"
F	470.00'	46.17'	23.10'	05°37'41"
G	1958.32'	155.61'	77.85'	04°33'10"
H	1958.32'	145.19'	72.63'	04°14'33"
I	1958.32'	80.81'	40.41'	02°21'51"

BEARING/DISTANCE

LINE	DIRECTION	DISTANCE
L1	S56°24'33"W	78.03'
L2	S68°16'37"W	136.51'
L3	N14°52'30"E	185.28'
L4	N14°52'30"E	73.76'
L5	N56°24'33"E	240.62'
L6	N35°42'55"W	167.22'
L7	N54°17'05"E	149.19'



NOTES

- ALL UTILITIES SHALL BE UNDERGROUND.
- A 7.5' PUBLIC UTILITY EASEMENT SHALL EXIST ALONG ALL ROAD FRONTAGES. A 5' PUBLIC UTILITY EASEMENT SHALL EXIST ALONG ALL SIDE AND REAR LOT LINES.
- THIS MAP IS A DIVISION OF PARCELS 1 AND 3 AS SHOWN ON THAT CERTAIN PARCEL MAP FOR JACOBSEN FAMILY TRUST RECORDED AS DOC. NO. 250593.
- INGRESS AND EGRESS TO PARCEL 1-B, 3-A, 3-B AND 3-C SHALL BE RESTRICTED TO SERVICE DRIVE AND VIRGINIA RANCH ROAD; ACCESS DIRECTLY FROM U.S. HIGHWAY 395 SHALL BE PROHIBITED.
- A RIGHT-OF-WAY FOR POLE LINES AS SET FORTH IN BOOK B OF MISCELLANEOUS, PAGE 217, DOUGLAS COUNTY, NEVADA SHALL EXIST.

BASIS OF BEARING

N 44°45'21" W - EAST R/W LINE U.S. HIGHWAY 395 PER RECORD OF SURVEY FOR STODDARD JACOBSEN DOCUMENT # 129795.

LEGEND

- FOUND 5/8" REBAR WITH TAG RLS 5665 UNLESS OTHERWISE NOTED
- HIGHWAY RIGHT-OF-WAY MONUMENT AS NOTED
- ▲ SET 5/8" REBAR WITH CAP PLS 6899
- △ FOUND 3/4" IRON PIPE WITH PLUG PLS 3519

AREA

TOTAL AREA TO BE DIVIDED: 56.62 ACRES

Δ = 11°09'54"
R = 1958.32'
T = 191.41'
L = 381.61'

A FINAL MAP
**JEWEL COMMERCIAL PARK
PHASE 1**
LOCATED IN PORTIONS OF SECTION 10,
T.12 N., R.20E., M.D.M.
DOUGLAS COUNTY, NEVADA

**R.O. ANDERSON
ENGINEERING**
1818 Highway 395
P.O. Box 2294
Hobden, NV 89423
023-06-91 / LHB 09/09/92

5-8

DRAWING NUMBER
Jewel Commercial Park
Phase II
Page 1 of 2
PLAN HOLD CORPORATION • NEVADA, CALIFORNIA
REGISTERED PROFESSIONAL LAND SURVEYOR

DRAWING NUMBER
PLAN HOLD CORPORATION • NEVADA, CALIFORNIA
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PLAN HOLD CORPORATION • NEVADA, CALIFORNIA
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DRAWING NUMBER
PLAN HOLD CORPORATION • NEVADA, CALIFORNIA
REGISTERED PROFESSIONAL LAND SURVEYOR

FINAL SUBDIVISION MAP FSM-2010-2

JEWEL COMMERCIAL PARK PHASE 2

LOCATED WITHIN A PORTION OF SECTION 10,
TOWNSHIP 12 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN
DOUGLAS COUNTY, NEVADA

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED STODDARD M. JACOBSEN, VIRGINIA C. JACOBSEN, TERRY M. JACOBSEN, AND MARK E. AMODEI, CO-TRUSTEES OF THE JACOBSEN FAMILY RESIDUAL TRUST AND CO-TRUSTEES OF THE JACOBSEN FAMILY SURVIVORS TRUST AND ALAN R. FLEMING, PARTNER OF JEWEL COMMERCIAL PARK, A LIMITED PARTNERSHIP, OWNER OF RECORD TITLE INTEREST, HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS MAP IN ACCORDANCE WITH AND FOR THE USES AND PURPOSES SET FORTH IN THE NEVADA REVISED STATUTES, CHAPTERS 116 AND 278, AND SUBSEQUENT AMENDMENTS THERETO, AND DOUGLAS COUNTY CODE CHAPTER 16, AND DOES HEREBY OFFER AND CONVEY FOR DEDICATION TO THE COUNTY OF DOUGLAS, STATE OF NEVADA, FOR THE USE OF THE PUBLIC THOSE PORTIONS OF SAID LANDS DESIGNATED ON THIS MAP AS PUBLIC WAYS AND DOES HEREBY OFFER AND DEDICATE FOR PARTICULAR PURPOSES THE RIGHTS OF WAY AND EASEMENTS SHOWN FOR NATURAL GAS, WATER, SEWER, DRAINAGE FACILITIES, AND DRAINAGE PIPES, FOR POLES, ANCHORS, GUYS FOR CONDUCTOR WIRE AND CONDUIT FOR ELECTRICAL, CABLE T.V. AND TELEPHONE SERVICE TOGETHER WITH ANY AND ALL APPURTENANCES THERETO, ON ACROSS, AND UNDER ALL LAND LYING OUTSIDE THE INDIVIDUAL SITES SHOWN THEREON.

Stoddard M. Jacobsen
STODDARD M. JACOBSEN, CO-TRUSTEE
JACOBSEN FAMILY RESIDUAL/SURVIVORS TRUST
Virginia C. Jacobsen
VIRGINIA C. JACOBSEN, CO-TRUSTEE
JACOBSEN FAMILY RESIDUAL/SURVIVORS TRUST
Terry M. Jacobsen
TERRY M. JACOBSEN, CO-TRUSTEE
JACOBSEN FAMILY RESIDUAL/SURVIVORS TRUST
Mark E. Amodei
MARK E. AMODEI, CO-TRUSTEE
JACOBSEN FAMILY RESIDUAL/SURVIVORS TRUST
Alan R. Fleming
ALAN R. FLEMING, PARTNER
JEWEL COMMERCIAL PARK, A Limited Partnership

COUNTY OF DOUGLAS SS
STATE OF NEVADA SS
ON THIS 13th DAY OF March, 1997, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, STODDARD M. JACOBSEN, VIRGINIA C. JACOBSEN, TERRY M. JACOBSEN, MARK E. AMODEI AND ALAN R. FLEMING, KNOWN BY ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE ABOVE INSTRUMENT WHO ACKNOWLEDGED THAT THEY EXECUTED THE INSTRUMENT.

C. Aceves
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, MATT BERNARD, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEVADA, CERTIFY THAT:
1) THIS PLAT REPRESENTS RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF STODDARD M. JACOBSEN.
2) THE LANDS SURVEYED LIE WITHIN A PORTION OF SECTION 10, T.12N., R.20E., M.D.M. AND THE SURVEY WAS COMPLETED ON 4-10-97.
3) THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
4) THE MONUMENTS DEPICTED ON THIS PLAT WILL BE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND WILL BE OF SUFFICIENT NUMBER AND DURABILITY BY 4-10-1998 AND THAT AN APPROPRIATE PERFORMANCE BOND HAS BEEN POSTED WITH THE GOVERNING BODY TO ASSURE THEIR INSTALLATION.

Matt Bernard
MATT BERNARD, P.L.S. 11172



HEALTH DIVISION CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE DIVISION OF HEALTH OF THE DEPARTMENT OF HUMAN RESOURCES CONCERNING SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY, AND WATER SUPPLY FACILITIES IN ACCORDANCE WITH NEVADA REVISED STATUTES. THIS APPROVAL PREDICATES COMMUNITY WATER SUPPLY AND COMMUNITY SEWAGE DISPOSAL.
[Signature]
DIVISION OF HEALTH
DATE Mar 31, 1997

DIVISION OF WATER RESOURCES CERTIFICATE

THE FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY SUBJECT TO THE REVIEW OF APPROVAL ON FILE IN THIS OFFICE.
[Signature]
DIVISION OF WATER RESOURCES
DATE 28 MAR 97

COUNTY TAX COLLECTOR'S CERTIFICATE

I, BARBARA J. REED, DOUGLAS COUNTY CLERK-TREASURER AND EX-OFFICIO TAX COLLECTOR, DO HEREBY CERTIFY THAT ALL PROPERTY TAXES ON THIS LAND FOR THE FISCAL YEAR HAVE BEEN PAID. (A.P.N. 25-740-01, 25-740-02, 25-740-09, 25-740-10)
Barbara J. Reed
BARBARA J. REED
DOUGLAS COUNTY CLERK-TREASURER
DATE 7-23-97
By: *J. Jundergren*, Sr. Deputy Treas.

COUNTY ENGINEER'S CERTIFICATE

Joseph Robert Nunes, Intern
I, ~~Joseph Robert Nunes~~ DOUGLAS COUNTY ENGINEER, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS FINAL MAP CONSISTING OF TWO (2) SHEETS, ENTITLED "JEWEL COMMERCIAL PARK, PHASE 2", AND THAT ALL PROVISIONS AND ORDINANCES APPLICABLE HAVE BEEN COMPLETED, AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT, AND PROPER FINANCIAL SECURITY HAS BEEN POSTED TO INSURE THE COMPLETION OF THE PHYSICAL IMPROVEMENTS AND PLACEMENT OF SURVEY MONUMENTS.
Joseph Robert Nunes
JOSEPH R. NUNES, P.E.
INTERIM DOUGLAS COUNTY ENGINEER
DATE 6/3/97

UTILITY COMPANIES' CERTIFICATE

WE, THE UNDERSIGNED PUBLIC UTILITIES, ACCEPT AND APPROVE THE PUBLIC UTILITY EASEMENT AND RIGHT-OF-WAY AS SHOWN ON THIS PLAT. THIS APPROVAL DOES NOT GUARANTEE ACCESSIBILITY FOR SERVICE.
[Signature] 3/31/97
SIERRA PACIFIC POWER COMPANY
[Signature] 4-1-97
G.T.E.
[Signature] 3-28-97
SOUTHWEST GAS COMPANY
[Signature] 4/2/97
HINDEN-GARDNERVILLE SANITATION DISTRICT

FIRE DEPARTMENT'S CERTIFICATE

THE FIREFIGHTING FACILITIES AND ACCESS SHOWN ON THESE PLANS ARE HEREBY APPROVED BY THE EAST FORK FIRE PROTECTION DISTRICT.
[Signature] 4/24/97
STEVE EISELE
EAST FORK FIRE PROTECTION SERVICE

PLANNING COMMISSION CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED BEFORE THE DOUGLAS COUNTY PLANNING COMMISSION ON THE 24th DAY OF April, 1997, AND WAS DULY APPROVED. IN ADDITION, THE OFFER OF DEDICATION FOR ALL PUBLIC ROADWAYS AND APPURTENANCES AND ALL DRAINAGE FACILITIES AND APPURTENANCES WAS REJECTED WITH THE RESERVATION TO ACCEPT SAID OFFER AT A LATER DATE.
[Signature]
MICHAEL E. JARRETT, CHAIRMAN
DOUGLAS COUNTY PLANNING COMMISSION

COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATE

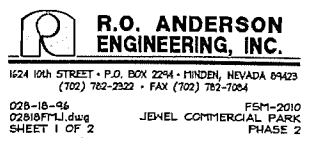
I, JOHN DOUGHTY, PLANNING, BUILDING AND ECONOMIC DEVELOPMENT DIRECTOR, DO HEREBY CERTIFY THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE TENTATIVE MAP OF THIS SUBDIVISION, AS APPROVED ON THE 30th DAY OF NOVEMBER, 1995, BY THE DOUGLAS COUNTY PLANNING COMMISSION AND THAT ALL CONDITIONS OF SAID APPROVAL HAVE BEEN MET.
[Signature] 4/21/97
JOHN DOUGHTY
PLANNING, BUILDING AND ECONOMIC DEVELOPMENT DIRECTOR

TITLE CERTIFICATE

THIS IS TO CERTIFY THAT THE PARTY AS LISTED WITHIN THE OWNER'S CERTIFICATE IS THE ONLY PARTY OF RECORD HAVING INTEREST IN THE TRACTS OF LAND EMBRACED WITHIN THE GRAPHIC BORDER SHOWN ON THIS PLAT. THE FOLLOWING IS A COMPLETE LIST OF LIEN AND/OR MORTGAGE HOLDERS OF RECORD:
DCED OF TRUST RECORDED 10-3-96 1096/400 # 397883
U.S.C. RECORDED 12-25-96
1296/3762 # 403668
DCED OF TRUST RECORDED JANICE K. CONDON, SUPERVISOR TITLE DEPARTMENT
4-24-92 492/4670 # 376887 WESTERN TITLE COMPANY, INC.

RECORDER'S CERTIFICATE

FILED THIS 24th DAY OF July, 1997, AT 01 MINUTES PAST 9 O'CLOCK A.M., IN BOOK 797 OF OFFICIAL RECORDS, AT PAGE 4043; DOCUMENT NO. 417846
RECORDED AT THE REQUEST OF STODDARD M. JACOBSEN.
[Signature]
DOUGLAS COUNTY RECORDER



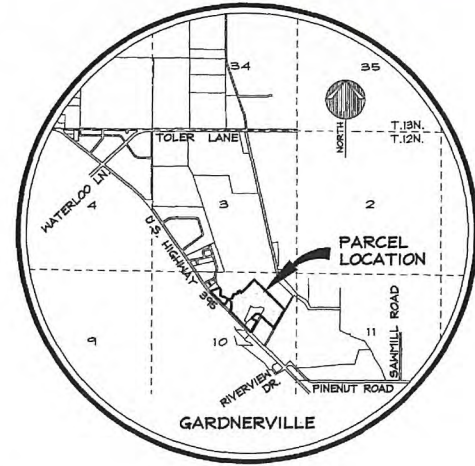
DRAWING NUMBER
Jewel Commercial Park
Phase II
Page 2 of 2
PLANNED COMMUNITY - IRVINE, CALIFORNIA
RECORDED BY NUBER/DODAR
DATE: 02/21/97

DRAWING NUMBER
PLANNED COMMUNITY - IRVINE, CALIFORNIA
RECORDED BY NUBER/DODAR
DATE: 02/21/97

DRAWING NUMBER
PLANNED COMMUNITY - IRVINE, CALIFORNIA
RECORDED BY NUBER/DODAR
DATE: 02/21/97

DRAWING NUMBER
PLANNED COMMUNITY - IRVINE, CALIFORNIA
RECORDED BY NUBER/DODAR
DATE: 02/21/97

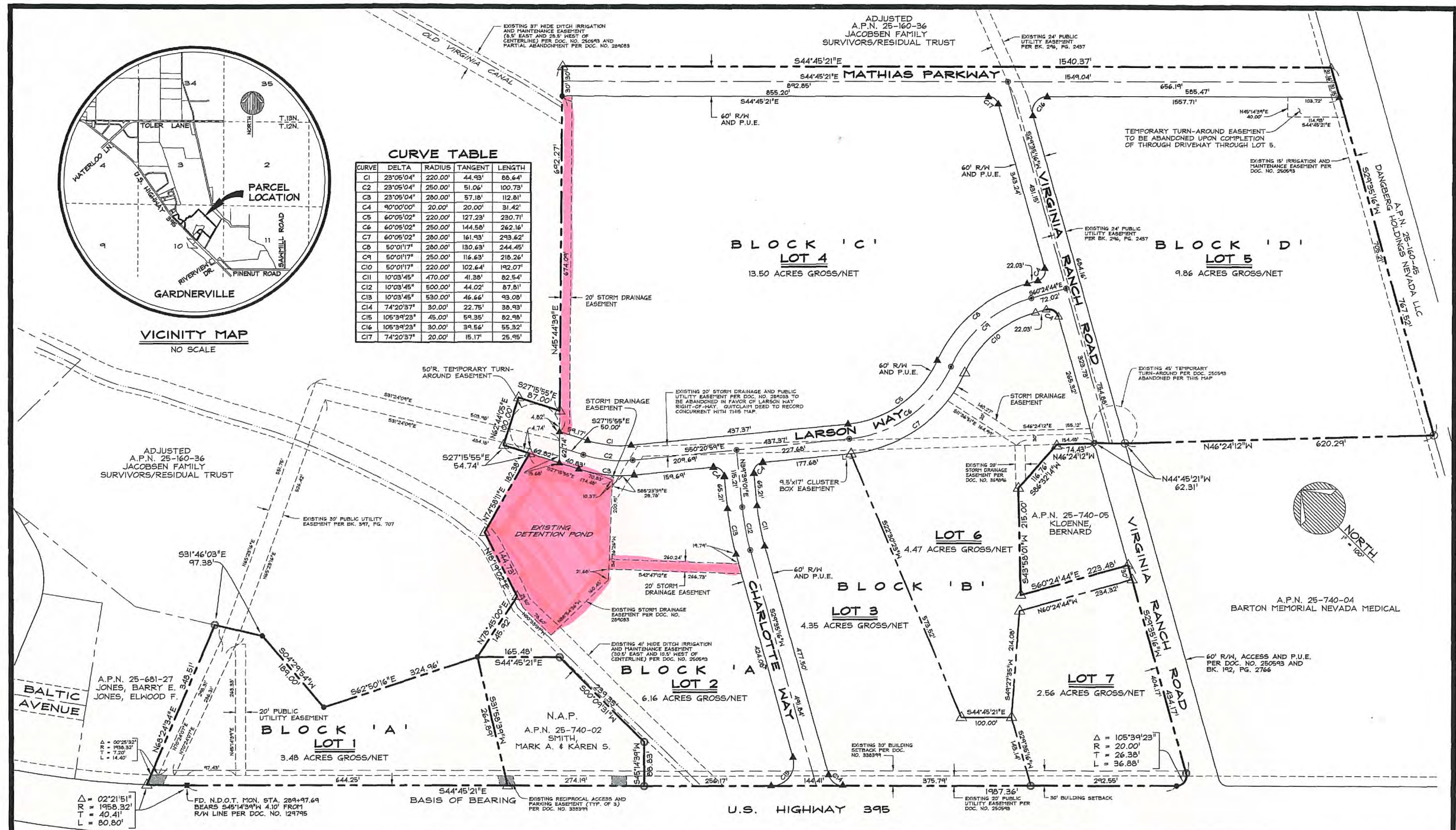
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VICINITY MAP
NO SCALE

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH
C1	23°05'04"	220.00'	44.93'	88.64'
C2	23°05'04"	250.00'	51.06'	100.73'
C3	23°05'04"	280.00'	57.18'	112.81'
C4	90°00'00"	20.00'	20.00'	31.42'
C5	60°05'02"	220.00'	127.23'	230.71'
C6	60°05'02"	250.00'	144.50'	262.16'
C7	60°05'02"	280.00'	161.93'	293.62'
C8	50°01'17"	280.00'	130.63'	244.45'
C9	50°01'17"	250.00'	116.63'	218.26'
C10	50°01'17"	220.00'	102.64'	192.07'
C11	10°03'45"	470.00'	41.38'	82.54'
C12	10°03'45"	500.00'	44.02'	87.81'
C13	10°03'45"	530.00'	46.66'	93.08'
C14	74°20'37"	30.00'	22.75'	36.93'
C15	105°39'23"	45.00'	59.35'	82.98'
C16	105°39'23"	30.00'	39.56'	55.32'
C17	74°20'37"	20.00'	15.17'	25.95'



- NOTES**
- TOTAL AREA: 49.99 ACRES (44.38 LOTS + 5.61 ROADS)
 - THIS MAP DOES NOT LIE WITHIN THE FLOOD PLAIN AS DETERMINED BY F.E.M.A. MAP PANEL 32005C0105 D, SEPTEMBER 30, 1992.
 - A RIGHT-OF-WAY FOR POLE LINES EXISTS AS SET FORTH IN BOOK B OF MISCELLANEOUS AT PAGE 217.
 - A 10' PUBLIC UTILITY EASEMENT SHALL EXIST ALONG ALL ROAD FRONTAGES. A 10' PUBLIC UTILITY EASEMENT SHALL EXIST ALONG ALL SIDE AND REAR LOT LINES.
 - ACCESS DIRECTLY FROM U.S. HIGHWAY 395 SHALL BE PROHIBITED PER FINAL MAP FOR JEWEL COMMERCIAL PARK, PHASE I, DOCUMENT NO. 289083 EXCEPTING LOT 1 WHICH IS SUBJECT TO RECIPROCAL ACCESS AND PARKING EASEMENTS PER PARCEL MAP #4 FOR JACOBSEN FAMILY TRUST OF 1982, DOCUMENT NO. 338399.
 - WHEN DEVELOPMENT ON EITHER LOT 4 OR LOT 5 SUBMITS FOR A RECORD OF SURVEY OR BUILDING PERMIT, THE OWNER MUST CONSTRUCT 3/4 STANDARD STREET IMPROVEMENTS FOR THE MATHIAS PARKWAY CONNECTOR ALONG THE RESPECTIVE LOT FRONTAGE. IN ADDITION, THE FIRST OF THESE TWO LOTS TO SUBMIT FOR THE AFOREMENTIONED APPLICATIONS SHALL BE REQUIRED TO COMPLETE THE EXTENDED PORTION OF VIRGINIA RANCH ROAD WITH FULL INTERSECTION IMPROVEMENTS AS NECESSARY.
 - THE TEMPORARY TURN-AROUND AT THE EASTERLY END OF VIRGINIA RANCH ROAD ESTABLISHED IN PHASE I OF JEWEL COMMERCIAL PARK DOCUMENT NO. 289083 IS HEREBY ABANDONED AND RELINQUISHED BY THE RECORDATION OF THIS MAP.

BASIS OF BEARING
N 44°45'21" W - EAST RIGHT-OF-WAY U.S. HIGHWAY 395
PER RECORD OF SURVEY FOR STODDARD JACOBSEN,
DOCUMENT NO. 129745.

- LEGEND**
- FOUND HIGHWAY RIGHT-OF-WAY MONUMENT AS NOTED
 - FOUND 5/8" REBAR WITH PLASTIC CAP PLS 9104
 - FOUND 3/4" IRON PIPE WITH PLUG PLS 3519
 - FOUND 5/8" REBAR WITH PLASTIC CAP PLS 6899
 - △ FOUND 5/8" REBAR WITH PLASTIC CAP PLS 11172
 - ▲ SET 5/8" REBAR WITH PLASTIC CAP PLS 11172
 - ⊙ SET CENTERLINE MONUMENT IN WELL

TOWN OF GARDNERVILLE

THE RIGHTS OF WAY AND EASEMENTS SHOWN HEREON FOR ROADS, DRAINAGE FACILITIES, TOGETHER WITH ANY AND ALL APPURTENANCES HAVE BEEN APPROVED AND ACCEPTED FOR MAINTENANCE BY THE TOWN OF GARDNERVILLE, SUBJECT TO FINAL INSPECTION PROCESS AND TOWN BOARD APPROVAL OF RECORD DOCUMENTS.

William S. Taylor
William S. Taylor, CHAIRMAN DATE

R.O. ANDERSON ENGINEERING, INC.
1624 10th STREET - P.O. BOX 2294 - MINDEN, NEVADA 89423
(702) 782-2322 • FAX (702) 782-7054

SCALE: 1" = 100' SHEET 2 OF 2

**FINAL SUBDIVISION MAP
FSM-2010-2**

FOR
**JEWEL COMMERCIAL PARK
PHASE 2**

LOCATED WITHIN A PORTION OF SECTION 10,
T.12N., R.20E., M.D.M.

DOUGLAS COUNTY, NEVADA 01/20/97

Gardnerville Town Board
AGENDA ACTION SHEET



1. **For Possible Action:** Discussion of the abandonment of a portion of the existing 41 foot wide ditch irrigation and maintenance easement (30.5' east and 10.5' west of the centerline) as recorded in Document number 250593 in Douglas County official records and as indicated on the Final Map for Jewel Commercial Park Phase 1, Document number 289083, on, with public comment prior to Board action.

2. **Recommended Motion:** Approve abandonment of a portion of the existing 41 foot wide ditch irrigation and maintenance easement as recorded in document #250593 in Douglas County official records on the Final Map of Jewel Commercial Park Phase 1 document #289083.

Funds Available: Yes N/A

3. **Department:** Administration

Prepared by: Tom Dallaire

4. **Meeting Date:** February 5, 2013 **Time Requested:** 5 minutes

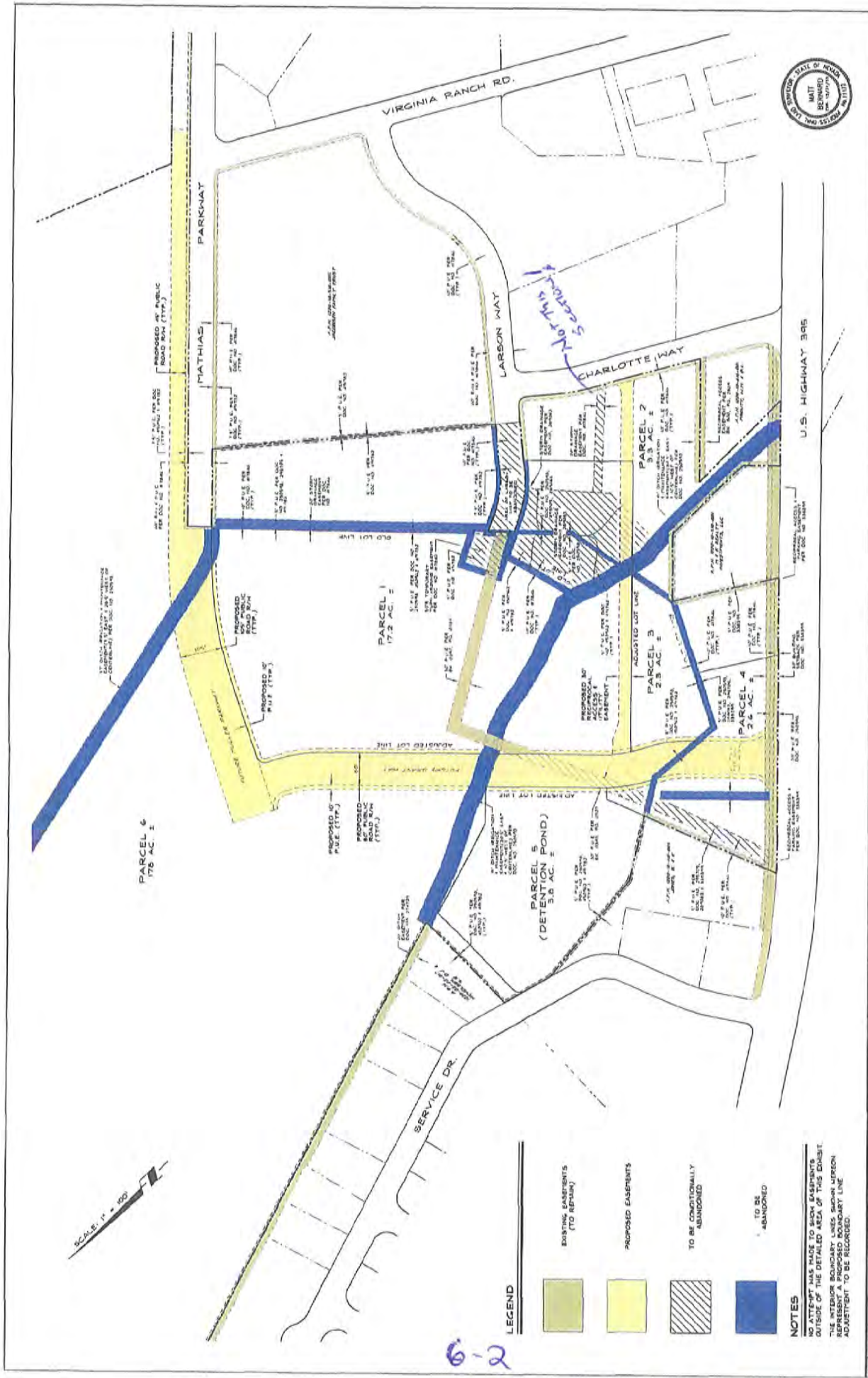
5. **Agenda:** Consent Administrative

Background Information: This item relates to the abandonment of easements for the relocation of the open ditch from the previous detention pond to the point at which the relocated irrigation pipe connects back into the open ditch behind the Southgate Development. The pond outlet and downstream open ditch was relocated around the Walmart site during the construction of Walmart.

6. **Other Agency Review of Action:** Douglas County N/A
WCAC will also review this abandonment and the storm drain realignment.

7. **Board Action:**

Approved Approved with Modifications
 Denied Continued



DATE	REVISION BLOCK	BY

R/O Anderson
 1000 WESTERN AVENUE, SUITE 200
 HOUSTON, TEXAS 77006
 PHONE: 713/865-1100
 FAX: 713/865-1101

**VIRGINIA RANCH
 COMMERCIAL PLANNED DEVELOPMENT**

**EASEMENT ABANDONMENT
 EXHIBIT WITH
 ADJUSTED PARCELS**

DATE	08-16-07
DRAWN	C.J.C.
ENGINEER	MAT. BONNARD
SCALE	1" = 100'
SHEET	1
DATE	05/28/08 DR. 1 SHEETS



6-2

Recommended Operation & Maintenance
for
Company Ditch
Irrigation & Storm Drain System
February 25, 1997

System:	Design Storm	n/a
	Total Drainage Area	n/a
	Lineal Feet Under Ground Pipe	Unknown
	Maximum Pipe Diameter	Unknown
	Minimum Pipe Diameter	Unknown
	Number of Inlets	n/a
	Number of Outlets	3
	Pipe Material	Varies
	Detention Pond Capacity	None
	Detention Pond Area	None
	Lineal Feet Open Ditch	10,129 feet
	Water Quality	None
	Date constructed	Unknown

Operation: There is no direct operation of the irrigation/storm drain system.

Maintenance:

- Daily: None
- Monthly: Check all inlets to pipes - remove debris
- Spring: Check underground pipes - look for obstructions & remove
Check underground pipes - look for sediment remove if over 1/3 full
Check inlets to pipes - remove debris
Contribute funds for ditch maintenance to owners when requested

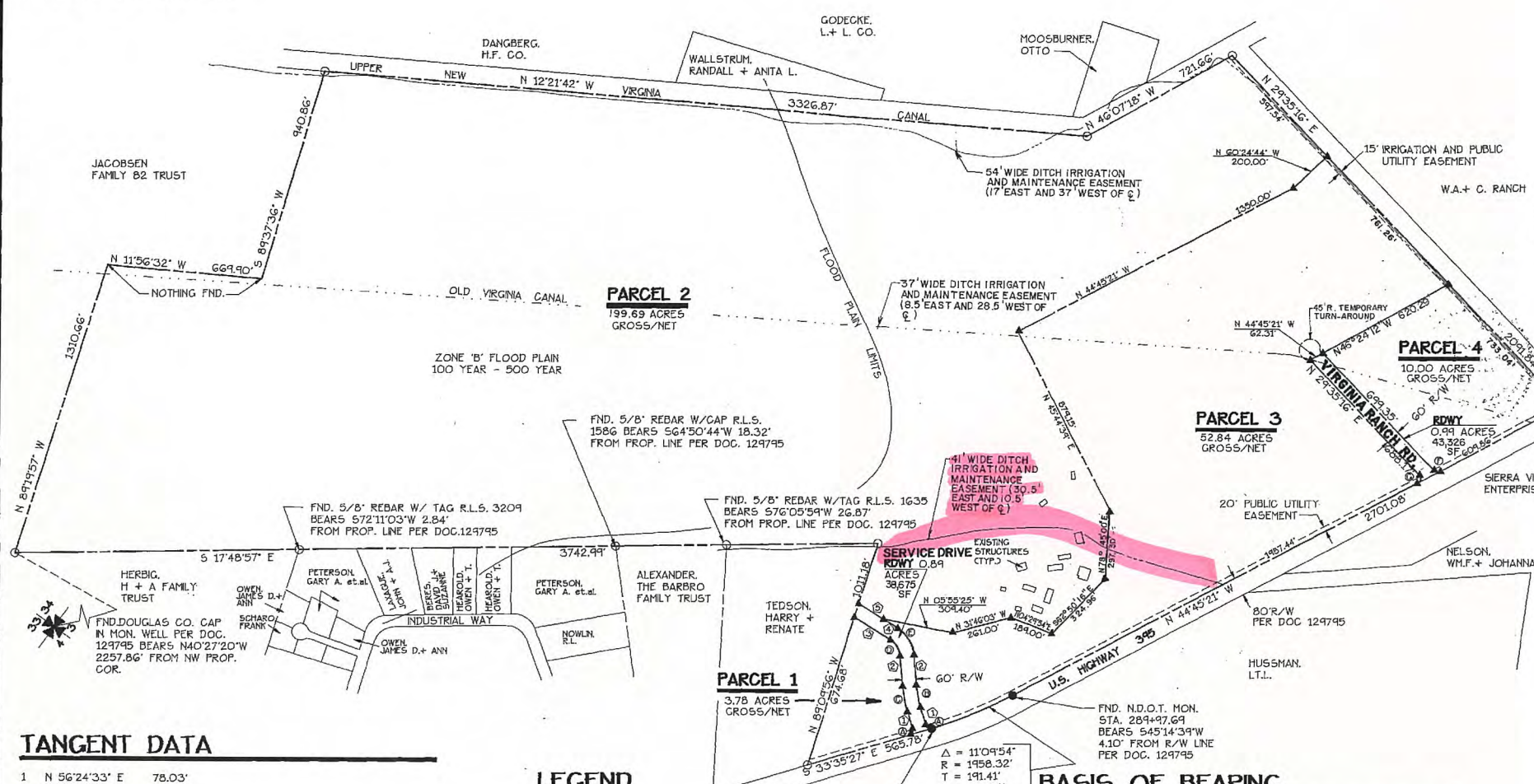
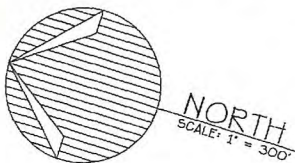
Prior to Large Storm: Check all inlets for debris

After Large Storm: Check system for damage - repair as necessary

Fall: Check inlets to pipes - remove debris

CURVE DATA

Δ	R	L	T
A 90°00'00"	20.00'	31.42'	20.00'
B 11°52'04"	470.00'	97.35'	48.85'
C 11°52'04"	530.00'	109.78'	55.09'
D 53°24'07"	90.00'	45.27'	83.88'
E 53°24'07"	150.00'	75.45'	139.81'
F 74°20'29"	20.00'	25.95'	15.17'
G 105°29'23"	20.00'	36.82'	26.30'



TANGENT DATA

1 N 56°24'33" E	78.03'
2 N 68°16'37" E	135.51'
3 N 14°52'30" E	185.28'
4 N 14°52'30" E	73.76'
5 N 14°52'30" E	126.52'

COUNTY ENGINEER'S CERTIFICATE

I, MARK B. PALMER, DOUGLAS COUNTY ENGINEER, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, AND APPROPRIATE FINANCIAL SECURITY HAS BEEN POSTED WITH THE COUNTY TO INSURE COMPLETION OF ALL PHYSICAL IMPROVEMENTS AS REQUIRED BY THE PARCEL MAP REGULATIONS; AND, I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

Mark B. Palmer 5-6-91
 MARK B. PALMER
 DOUGLAS COUNTY ENGINEER

PUBLIC UTILITY CERTIFICATE

WE, THE UNDERSIGNED PUBLIC UTILITIES, HEREBY ACCEPT AND APPROVE THE PUBLIC UTILITY EASEMENTS AS SHOWN ON THIS PLAT. THIS APPROVAL DOES NOT GUARANTEE ACCESSIBILITY FOR SERVICE.

Richard L. Galt 2/14/91
 SIERRA PACIFIC POWER COMPANY

Wallace Smith 2/14/91
 SOUTHWEST GAS CORPORATION

Dorrie Payne 2/22/91
 SOUTHWESTERN TELEPHONE COMPANY

LEGEND

- FOUND 5/8" REBAR WITH TAG R.L.S. 5665 UNLESS OTHERWISE NOTED
- HIGHWAY RIGHT-OF-WAY MONUMENT AS NOTED
- ▲ SET 3/4" IRON PIPE WITH PLUG PLS 3519

NOTES

- DOUGLAS COUNTY REJECTS ALL OFFERS OF DEDICATION, RESERVING THE RIGHT TO ACCEPT SUCH DEDICATION AT A LATER TIME.
- ALL UTILITIES SHALL BE UNDERGROUND.
- DOUGLAS COUNTY DOES NOT INSURE THE DEVELOPMENT OF ANY LOT DUE TO RESTRICTIONS CREATED BY SUBSEQUENTLY PLACED WELLS AND SEPTIC SYSTEMS. IT IS THE EXPRESSED RESPONSIBILITY OF THE PROPERTY OWNER TO INSURE ACCURATE PLACEMENT AND LOCATION OF WELLS AND SEPTIC SYSTEMS ON EACH INDIVIDUAL PARCEL DESIGNATED ON THIS MAP. NEVADA STATE LAW REQUIRES THAT A ONE HUNDRED FOOT MINIMUM SEPARATION (ONE HUNDRED FIFTY FOOT MINIMUM SEPARATION, DEPENDING ON THE TYPE OF SYSTEM BE MAINTAINED BETWEEN THE WELL AND SEPTIC SYSTEMS.
- ANY FURTHER DIVISION OF THESE PARCELS MAY BE SUBJECT TO SUBDIVISION IMPROVEMENTS AS PROVIDED UNDER N.R.S. 278.462 (3).
- A 7.5' PUBLIC UTILITY EASEMENT SHALL EXIST ALONG ALL ROAD FRONTAGES. A 5' PUBLIC UTILITY EASEMENT SHALL EXIST ALONG ALL SIDE AND REAR LOT LINES, EXCEPT AS OTHERWISE NOTED.
- TOTAL AREA: 268.19 ACRES
- PORTIONS OF PARCEL 2 LIE WITHIN THE 100-500 YEAR FLOOD ZONE PER F.E.M.A. MAP PANEL 320008 0105C, AUGUST 19, 1986.
- CENTERLINE MONUMENTS IN WELLS SHALL BE PLACED AT ALL INTERSECTIONS AND BEGINNING AND ENDS OF CURVES.
- A RIGHT-OF-WAY FOR POLE LINES AS SET FORTH IN BOOK B OF MISCELLANEOUS, PAGE 217, DOUGLAS COUNTY, NEVADA SHALL EXIST.

BASIS OF BEARING

N 44°45'21" W - EAST R/W LINE U.S. HIGHWAY 395 PER RECORD OF SURVEY FOR STODDARD JACOBSEN, DOCUMENT # 124795.

TAX COLLECTOR'S CERTIFICATE

I, BARBARA J. REED, DOUGLAS COUNTY CLERK TREASURER AND EX-OFFICIO TAX COLLECTOR, DO HEREBY CERTIFY THAT STODDARD + JEWEL JACOBSEN HAVE PAID TAXES CURRENT TO THIS DATE, AND THERE ARE NO DELINQUENT TAXES DUE ON THIS PROPERTY.

By: *J. Wheat, Deputy* 5-13-91
 BARBARA J. REED
 DOUGLAS COUNTY CLERK TREASURER AND EX-OFFICIO TAX COLLECTOR



VICINITY MAP
 NO SCALE

- INGRESS AND EGRESS TO PARCELS # 1, 2, 3 AND 4 SHALL BE RESTRICTED TO THE INTERNAL ROADS; ACCESS DIRECTLY FROM U.S. HIGHWAY 395 SHALL BE PROHIBITED.
- WATER RIGHT CLAIM #'S WHICH MAY BE APPURTENANT TO THESE PARCELS: 141, 142, 146, 147 ALPINE DECREE.

R.O. ANDERSON ENGINEERING
 1321 1/2th Street
 P.O. Box 5276
 Prater, NV 89423

OWNER'S CERTIFICATE

WE, STODDARD AND JEWEL JACOBSEN, TRUSTEES OF THE JACOBSEN FAMILY TRUST, CERTIFY THAT WE ARE THE LEGAL OWNERS OF THIS PARCEL, AND DO HEREBY GRANT PERMANENT EASEMENTS FOR UTILITY INSTALLATION, DRAINAGE, IRRIGATION DITCHES, AND PUBLIC ROAD RIGHT-OF-WAY AS DESIGNATED ON THIS MAP.

Jewel Jacobsen
 JEWEL JACOBSEN
 TRUSTEE OF THE JACOBSEN FAMILY TRUST

Stoddard Jacobsen
 STODDARD JACOBSEN
 TRUSTEE OF THE JACOBSEN FAMILY TRUST

COUNTY OF DOUGLAS ss
 STATE OF NEVADA)

ON THE 22 DAY OF February, 1991, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, STODDARD AND JEWEL JACOBSEN, TRUSTEES OF THE JACOBSEN FAMILY TRUST, PERSONALLY KNOWN OR PROVED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE INSTRUMENT WHO ACKNOWLEDGED THAT THEY EXECUTED THE INSTRUMENT.

Susan J. Anderson
 SUSAN J. ANDERSON
 Notary Public - Nevada
 Douglas County
 My Appointment Expires Jun. 22, 1993

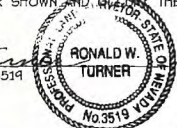
Susan J. Anderson
 NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, RONALD W. TURNER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEVADA CERTIFY THAT:

1. THIS IS A TRUE AND ACCURATE REPRESENTATION OF LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF STODDARD AND JEWEL JACOBSEN.
2. THE LANDS SURVEYED LIE WITHIN SECTIONS 3 + 10, T.12N., R.20E., M.D.M. AND THE SURVEY WAS COMPLETED ON 02/15/91.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES.
4. THE MONUMENTS ARE OF THE CHARACTER SHOWN AND IN THE POSITIONS INDICATED.

Ronald W. Turner
 RONALD W. TURNER, P.L.S. 3514



TITLE CERTIFICATE

THIS IS TO CERTIFY THAT THE PARTIES AS LISTED WITHIN THE OWNER'S CERTIFICATE ARE THE ONLY PARTIES OF RECORD HAVING INTEREST IN THE TRACTS OF LAND EMBRACED WITHIN THE GRAPHIC BORDER SHOWN ON THIS PLAT. THE FOLLOWING IS A COMPLETE LIST OF LIEN AND/OR MORTGAGE HOLDERS OF RECORD:
 DEED OF TRUST RECORDED 11-20-87 BOOK 1157
 PAGE 2850 & 16630
Jamie K. Lindow CHIEF TITLE OFFICER
 1-30-91
 WESTERN TITLE CO.

PUBLIC WORKS CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED BEFORE THE DOUGLAS COUNTY PUBLIC WORKS DEPARTMENT ON THE 22 DAY OF February, 1991, AND WAS DULY APPROVED; IN ADDITION THE OFFER OF DEDICATION FOR ALL PUBLIC WORKS WAS REJECTED WITH THE RESERVATION TO ACCEPT SAID OFFER AT A LATER DATE. FURTHERMORE, THIS MAP IS IN SUBSTANTIAL CONFORMANCE WITH ALL APPLICABLE PROVISIONS OF STATE STATUTES AND COUNTY CODE.

John Renz 5-13-91
 JOHN RENZ, CHIEF PLANNING OFFICIAL

COUNTY RECORDER'S CERTIFICATE

FILED THIS 13th DAY OF May, 1991
 AT 02 MINUTES PAST 3 O'CLOCK P.M. IN BOOK
591 OF OFFICIAL RECORDS, AT PAGE 1851 DOCUMENT NO.
250593 RECORDED AT THE REQUEST OF STODDARD +
 JEWEL JACOBSEN.

Camela Krenenburg, Deputy
 DOUGLAS COUNTY RECORDER

PARCEL MAP
 FOR
JACOBSEN FAMILY TRUST

LOCATED IN PORTIONS OF
 SECTIONS 3 + 10, T.12N., R.20E., M.D.M.

DOUGLAS COUNTY, NEVADA

DRAWING NUMBER
Jewel Commercial Park
Phase I Sheet 1 of 2

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

A FINAL MAP

JEWEL COMMERCIAL PARK PHASE 1

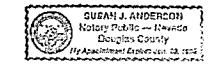
LOCATED WITHIN PORTIONS OF SECTION 10 TOWNSHIP 12 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN DOUGLAS COUNTY, NEVADA

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, STODDARD, TERRY + VIRGINIA JACOBSEN + MARK AMOREL, TRUSTEES OF THE JACOBSEN FAMILY 1982 TRUST, OWNER OF RECORD TITLE INTEREST, HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS MAP IN ACCORDANCE WITH AND FOR THE PURPOSES SET FORTH IN THE NEVADA REVISED STATUTES, CHAPTERS 116 AND 278, AND SUBSEQUENT AMENDMENTS THERETO, AND DOUGLAS COUNTY CODE 16, AND DOES HEREBY OFFER AND DEDICATE FOR PARTICULAR PURPOSES THE RIGHTS-OF-WAY AND EASEMENTS AS SHOWN FOR ROADS, GAS, WATER, SEWER, AND DRAINAGE FEES, FOR POLES, ANCHORS, AND CUTS FOR CONDUCTOR WIRE AND CONDUIT FOR ELECTRICAL AND TELEPHONE SERVICE TOGETHER WITH ANY AND ALL APPURTENANCES THERETO, ON ACROSS AND UNDER ALL LAND LYING OUTSIDE THE INDIVIDUAL SITES SHOWN THEREON.

ON THIS 21st DAY OF September 1992, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, STODDARD, TERRY + VIRGINIA JACOBSEN + MARK AMOREL WHO EXECUTED THE FOREGOING INSTRUMENT AND UPON OATH DID DEPOSE AND SAY THAT THEY ARE THE OWNER OF SAID PROPERTY AS ABOVE DESIGNATED AND THAT IT WAS EXECUTED FREELY AND VOLUNTARILY FOR THE PURPOSES AND USES MENTIONED HEREIN. IN WITNESS WHEREOF, I HERETO SET MY HAND AND AFFIX MY OFFICIAL SEAL.

Susan J. Anderson
NOTARY PUBLIC



SURVEYOR'S CERTIFICATE

I, THOMAS I. McMANUS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEVADA CERTIFY THAT:

1. THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF JACOBSEN FAMILY 1982 TRUST.
2. THE LANDS SURVEYED LIE WITHIN A PORTION OF SECTIONS 10, T.12N., R.20E., M.D.M. AND THE SURVEY WAS COMPLETED ON 07-02-92.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES.
4. THE MONUMENTS ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED.

Thomas I. McManus
THOMAS I. McMANUS, P.L.S. 6899



HEALTH DIVISION CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE DIVISION OF HEALTH OF THE DEPARTMENT OF HUMAN RESOURCES CONCERNING SEWAGE DISPOSAL WATER POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES IN ACCORDANCE WITH NEVADA REVISED STATUTES. THIS APPROVAL PREDICATES COMMUNITY WATER SUPPLY AND COMMUNITY SEWAGE DISPOSAL.

Judy Fontana 7-7-92
DIVISION OF HEALTH

DIVISION WATER RESOURCES CERTIFICATE

THE FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUALITY SUBJECT TO THE REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

David Meese 175 SEP 92
DIVISION OF WATER RESOURCES DATE

COUNTY TAX COLLECTOR'S CERTIFICATE

I, BARBARA J. REED, DOUGLAS COUNTY CLERK - TREASURER AND EX-OFFICIO TAX COLLECTOR, DO HEREBY CERTIFY THAT ALL PROPERTY TAXES ON THIS LAND FOR THE FISCAL YEAR HAVE BEEN PAID. APV 25-160-37 + 25-613-04

Barbara J. Reed 9/23/92
BARBARA J. REED DATE
DOUGLAS COUNTY CLERK-TREASURER
By: *Ricardo Brooks*, Chief Deputy

COUNTY ENGINEER'S CERTIFICATE

I, MARK B. PALMER, DOUGLAS COUNTY ENGINEER, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS FINAL MAP CONSISTING OF TWO (2) SHEETS, ENTITLED 'JEWEL COMMERCIAL PARK, PHASE 1', AND THAT ALL PROVISIONS AND ORDINANCES APPLICABLE HAVE BEEN COMPLETED, AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

Mark B. Palmer 9-23-92
MARK B. PALMER
DOUGLAS COUNTY ENGINEER

UTILITY COMPANIES' CERTIFICATE

WE, THE UNDERSIGNED PUBLIC UTILITIES, ACCEPT AND APPROVE THE PUBLIC UTILITY EASEMENT AS SHOWN ON THIS PLAT. THIS APPROVAL DOES NOT GUARANTEE ACCESSIBILITY FOR SERVICE.

CA 7-7-92
SIERRA PACIFIC POWER COMPANY
Debbie Payne 7-7-92
CONTINENTAL TELEPHONE COMPANY
Ray J. Williams 7-7-92
SOUTHWEST GAS COMPANY

FIRE DEPARTMENT'S CERTIFICATE

THE FIREFIGHTING FACILITIES AND ACCESS SHOWN ON THESE PLANS ARE HEREBY APPROVED BY THE EAST FORK FIRE PROTECTION DISTRICT.

Warren Gay 7/8/92
WARREN GAY
EAST FORK FIRE PROTECTION DISTRICT

TITLE CERTIFICATE

THIS IS TO CERTIFY THAT JACOBSEN FAMILY 1982 TRUST, IS THE ONLY PARTY OF RECORD HAVING INTEREST IN THE TRACTS OF LAND EMBRACED WITHIN THE GRAPHIC BORDER SHOWN ON THIS PLAT. THE FOLLOWING IS A COMPLETED LIST OF LIEN AND/OR MORTGAGE HOLDERS OF RECORD: DEED OF TRUST RECORDED 4-31-92 BOOK 492 PAGE 4670 & 27874

6-19-92
Janice K. Condon
JANICE K. CONDON, CHIEF TITLE OFFICER
WESTERN TITLE COMPANY

PLANNING COMMISSION CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED BEFORE THE DOUGLAS COUNTY PLANNING COMMISSION ON THE 24th DAY OF August, 1992 AND WAS DULY APPROVED. FURTHERMORE, THE OFFER OF DEDICATION FOR ALL PUBLIC WAYS WAS REJECTED WITH THE RESERVATION TO ACCEPT SAID OFFER AT A LATER TIME.

Joan Patrick
JOAN PATRICK, CHAIRMAN
DOUGLAS COUNTY PLANNING COMMISSION

CHIEF PLANNING OFFICIAL

I, CHRIS M. TSCHIRHART, ACTING CHIEF PLANNING OFFICIAL, DO HEREBY CERTIFY THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE TENTATIVE MAP OF THIS SUBDIVISION AS APPROVED ON THE 21st DAY OF August, 1992, BY THE DOUGLAS COUNTY PLANNING COMMISSION AND THAT ALL CONDITIONS OF SAID APPROVAL HAVE BEEN MET.

Chris M. Tschirhart
CHRIS M. TSCHIRHART
ACTING CHIEF PLANNING OFFICIAL

RECORDER'S CERTIFICATE

FILED THIS 24th DAY OF SEPTEMBER, 1992, AT 52 MINUTES PAST 11 O'CLOCK A.M. IN BOOK 992 OF OFFICIAL RECORDS, AT PAGE 4169, DOCUMENT NO. 289083.
RECORDED AT THE REQUEST OF JACOBSEN FAMILY 1982 TRUST.

Betty Hendon Deputy
DOUGLAS COUNTY RECORDER

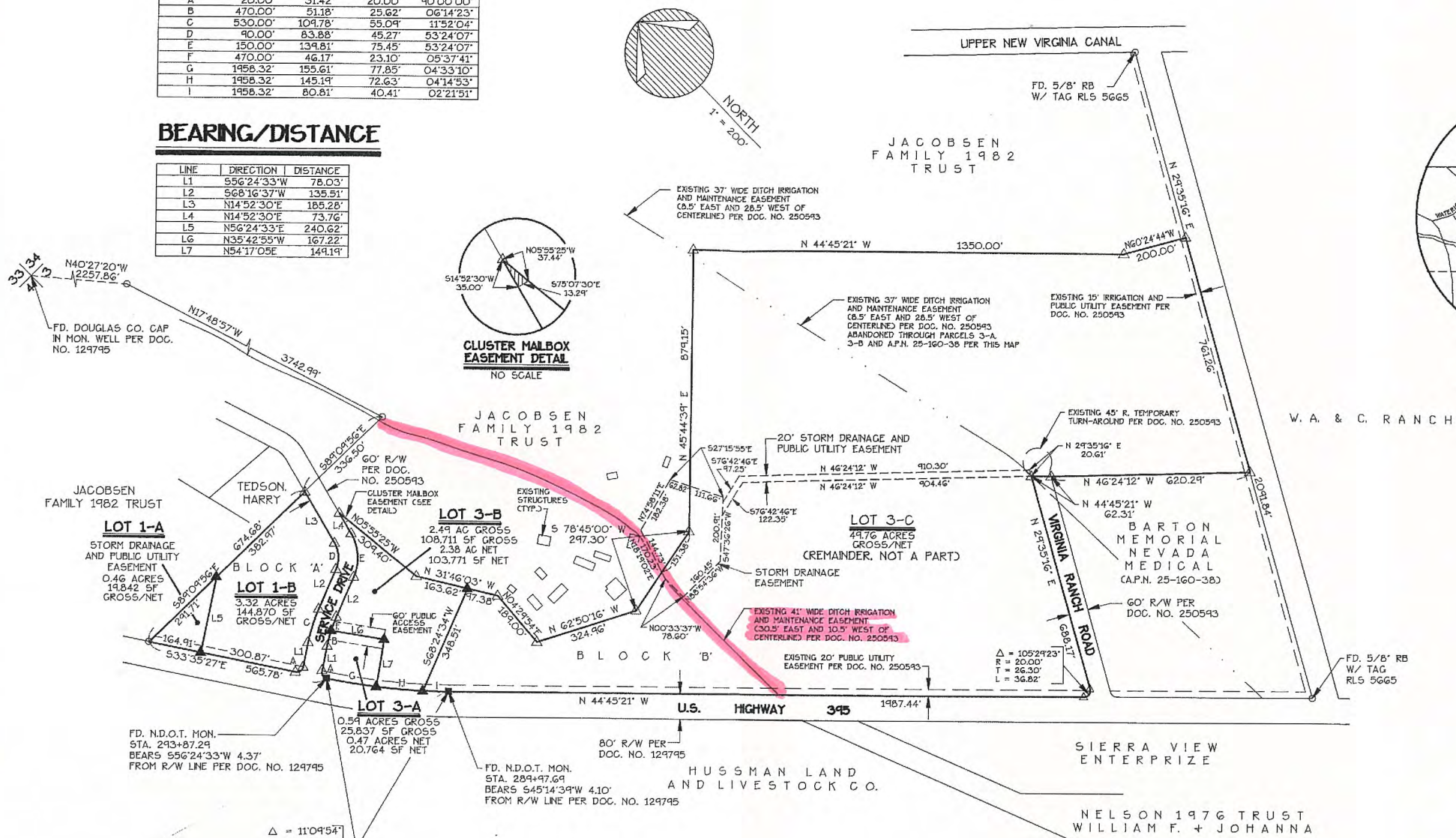
6-5

CURVE DATA

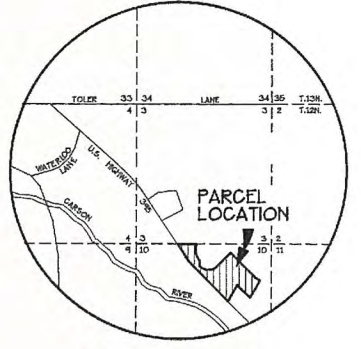
CURVE	RADIUS	LENGTH	TANGENT	DELTA
A	20.00'	31.42'	20.00'	90°00'00"
B	470.00'	51.18'	25.62'	06°14'25"
C	530.00'	104.78'	55.04'	11°52'04"
D	40.00'	83.88'	45.27'	53°24'07"
E	150.00'	134.81'	75.45'	53°24'07"
F	470.00'	46.17'	23.10'	05°37'41"
G	1958.32'	155.61'	77.85'	04°33'10"
H	1958.32'	145.19'	72.63'	04°14'53"
I	1958.32'	80.81'	40.41'	02°21'51"

BEARING/DISTANCE

LINE	DIRECTION	DISTANCE
L1	S56°24'33"W	78.03'
L2	S68°16'37"W	135.51'
L3	N14°52'30"E	185.28'
L4	N14°52'30"E	73.76'
L5	N56°24'33"E	240.62'
L6	N35°42'55"W	167.22'
L7	N54°17'05"E	149.11'



CLUSTER MAILBOX EASEMENT DETAIL
NO SCALE



NOTES

- ALL UTILITIES SHALL BE UNDERGROUND.
- A 7.5' PUBLIC UTILITY EASEMENT SHALL EXIST ALONG ALL ROAD FRONTAGES. A 5' PUBLIC UTILITY EASEMENT SHALL EXIST ALONG ALL SIDE AND REAR LOT LINES.
- THIS MAP IS A DIVISION OF PARCELS 1 AND 3 AS SHOWN ON THAT CERTAIN PARCEL MAP FOR JACOBSEN FAMILY TRUST RECORDED AS DOC. NO. 250593.
- INGRESS AND EGRESS TO PARCEL 1-B, 3-A, 3-B AND 3-C SHALL BE RESTRICTED TO SERVICE DRIVE AND VIRGINIA RANCH ROAD; ACCESS DIRECTLY FROM U.S. HIGHWAY 395 SHALL BE PROHIBITED.
- A RIGHT-OF-WAY FOR POLE LINES AS SET FORTH IN BOOK B OF MISCELLANEOUS, PAGE 217, DOUGLAS COUNTY, NEVADA SHALL EXIST.

BASIS OF BEARING

N 44°45'21" W - EAST R/W LINE U.S. HIGHWAY 395 PER RECORD OF SURVEY FOR STODDARD JACOBSEN, DOCUMENT # 129795.

LEGEND

- FOUND 5/8" REBAR WITH TAG RLS 5665 UNLESS OTHERWISE NOTED
- HIGHWAY RIGHT-OF-WAY MONUMENT AS NOTED
- ▲ SET 5/8" REBAR WITH CAP PLS 6899
- △ FOUND 3/4" IRON PIPE WITH PLUG PLS 3519

AREA

TOTAL AREA TO BE DIVIDED: 56.62 ACRES

SHEET 2 OF 2

A FINAL MAP
**JEWEL COMMERCIAL PARK
PHASE 1**
LOCATED IN PORTIONS OF SECTION 10,
T.12 N., R.20E., M.D.M.
DOUGLAS COUNTY, NEVADA

**R.O. ANDERSON
ENGINEERING**
1618 Highway 295
P.O. Box 2294
Minden, NV 89423
023-06-91 / LHB 04/04/92

6-6

DOCUMENT #289083

DRAWING NUMBER
Jewel Commercial Park
Phase II
Page 1 of 2
PLANNING DIVISION • PINE, CALIFORNIA
REGISTERED PROFESSIONAL

DRAWING NUMBER
PLANNING DIVISION • PINE, CALIFORNIA
REGISTERED PROFESSIONAL

DRAWING NUMBER
PLANNING DIVISION • PINE, CALIFORNIA
REGISTERED PROFESSIONAL

DRAWING NUMBER
PLANNING DIVISION • PINE, CALIFORNIA
REGISTERED PROFESSIONAL

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FINAL SUBDIVISION MAP FSM-2010-2

JEWEL COMMERCIAL PARK PHASE 2

LOCATED WITHIN A PORTION OF SECTION 10,
TOWNSHIP 12 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN
DOUGLAS COUNTY, NEVADA

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED STODDARD M. JACOBSEN, VIRGINIA C. JACOBSEN, TERRY M. JACOBSEN, AND MARK E. AMODEI, CO-TRUSTEES OF THE JACOBSEN FAMILY RESIDUAL TRUST AND CO-TRUSTEES OF THE JACOBSEN FAMILY SURVIVORS TRUST AND ALAN R. FLEMING, PARTNER OF JEWEL COMMERCIAL PARK, A LIMITED PARTNERSHIP, OWNER OF RECORD TITLE INTEREST, HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS MAP IN ACCORDANCE WITH AND FOR THE USES AND PURPOSES SET FORTH IN THE NEVADA REVISED STATUTES, CHAPTERS 116 AND 278, AND SUBSEQUENT AMENDMENTS THERETO, AND DOUGLAS COUNTY CODE CHAPTER 16, AND DOES HEREBY OFFER AND CONVEY FOR DEDICATION TO THE COUNTY OF DOUGLAS, STATE OF NEVADA, FOR THE USE OF THE PUBLIC THOSE PORTIONS OF SAID LANDS DESIGNATED ON THIS MAP AS PUBLIC WAYS AND DOES HEREBY OFFER AND DEDICATE FOR PARTICULAR PURPOSES THE RIGHTS OF WAY AND EASEMENTS SHOWN FOR NATURAL GAS, WATER, SEWER, DRAINAGE FACILITIES, AND DRAINAGE PIPES, FOR POLES, ANCHORS, GUTS FOR CONDUCTOR WIRE AND CONDUIT FOR ELECTRICAL, CABLE T.V. AND TELEPHONE SERVICE TOGETHER WITH ANY AND ALL APPURTENANCES THERETO, ON ACROSS, AND UNDER ALL LAND LYING OUTSIDE THE INDIVIDUAL SITES SHOWN THEREON.

Stoddard M. Jacobsen
STODDARD M. JACOBSEN, CO-TRUSTEE
JACOBSEN FAMILY RESIDUAL/SURVIVORS TRUST

Virginia C. Jacobsen
VIRGINIA C. JACOBSEN, CO-TRUSTEE
JACOBSEN FAMILY RESIDUAL/SURVIVORS TRUST

Terry M. Jacobsen
TERRY M. JACOBSEN, CO-TRUSTEE
JACOBSEN FAMILY RESIDUAL/SURVIVORS TRUST

Mark E. Amodei
MARK E. AMODEI, CO-TRUSTEE
JACOBSEN FAMILY RESIDUAL/SURVIVORS TRUST

Alan R. Fleming
ALAN R. FLEMING, PARTNER
JEWEL COMMERCIAL PARK, A Limited Partnership

COUNTY OF DOUGLAS ss
STATE OF NEVADA ss

ON THIS 13th DAY OF March, 1997, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC STODDARD M. JACOBSEN, VIRGINIA C. JACOBSEN, TERRY M. JACOBSEN, MARK E. AMODEI AND ALAN R. FLEMING, KNOWN BY ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE ABOVE INSTRUMENT WHO ACKNOWLEDGED THAT THEY EXECUTED THE INSTRUMENT.

Charles
NOTARY PUBLIC

C. ADEVES
Notary Public - State of Nevada
Appointed February 14, 1994
MY APPOINTMENT EXPIRES AUG. 14, 1998

SURVEYOR'S CERTIFICATE

- I, MATT BERNARD, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEVADA, CERTIFY THAT:
- 1) THIS PLAT REPRESENTS RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF STODDARD M. JACOBSEN.
 - 2) THE LANDS SURVEYED LIE WITHIN A PORTION OF SECTION 10, T.12N., R.20E., M.D.M. AND THE SURVEY WAS COMPLETED ON 4-10-97.
 - 3) THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
 - 4) THE MONUMENTS DEPICTED ON THIS PLAT WILL BE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND WILL BE OF SUFFICIENT NUMBER AND DURABILITY BY 4-10-1998 AND THAT AN APPROPRIATE PERFORMANCE BOND HAS BEEN POSTED WITH THE GOVERNING BODY TO ASSURE THEIR INSTALLATION.

Matt Bernard
MATT BERNARD, P.L.S. 11172



HEALTH DIVISION CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE DIVISION OF HEALTH OF THE DEPARTMENT OF HUMAN RESOURCES CONCERNING SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY, AND WATER SUPPLY FACILITIES IN ACCORDANCE WITH NEVADA REVISED STATUTES. THIS APPROVAL PREDICATES COMMUNITY WATER SUPPLY AND COMMUNITY SEWAGE DISPOSAL.

[Signature]
DIVISION OF HEALTH

Mar 31, 1997
DATE

DIVISION OF WATER RESOURCES CERTIFICATE

THE FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY SUBJECT TO THE REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

[Signature]
DIVISION OF WATER RESOURCES

28 MAR 97
DATE

COUNTY TAX COLLECTOR'S CERTIFICATE

I, BARBARA J. REED, DOUGLAS COUNTY CLERK-TREASURER AND EX-OFFICIO TAX COLLECTOR, DO HEREBY CERTIFY THAT ALL PROPERTY TAXES ON THIS LAND FOR THE FISCAL YEAR HAVE BEEN PAID. (A.P.N. 25-740-01, 25-740-02, 25-740-09, 25-740-10)

Barbara J. Reed
BARBARA J. REED
DOUGLAS COUNTY CLERK-TREASURER

1-23-97
DATE

By: *J. Jundgeren*, Sr. Deputy Treas.

COUNTY ENGINEER'S CERTIFICATE

I, ~~CHRIS SCHMIDT~~ JOSEPH ROBERT NUNES, INTERIM DOUGLAS COUNTY ENGINEER, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS FINAL MAP CONSISTING OF TWO (2) SHEETS, ENTITLED "JEWEL COMMERCIAL PARK, PHASE 2", AND THAT ALL PROVISIONS AND ORDINANCES APPLICABLE HAVE BEEN COMPLETED, AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT AND PROPER FINANCIAL SECURITY HAS BEEN POSTED TO INSURE THE COMPLETION OF THE PHYSICAL IMPROVEMENTS AND PLACEMENT OF SURVEY MONUMENTS.

Joseph Robert Nunes
JOSEPH ROBERT NUNES, INTERIM
DOUGLAS COUNTY ENGINEER

6/3/97
DATE

UTILITY COMPANIES' CERTIFICATE

WE, THE UNDERSIGNED PUBLIC UTILITIES, ACCEPT AND APPROVE THE PUBLIC UTILITY EASEMENT AND RIGHT-OF-WAY AS SHOWN ON THIS PLAT. THIS APPROVAL DOES NOT GUARANTEE ACCESSIBILITY FOR SERVICE.

[Signature]
SIERRA PACIFIC POWER COMPANY

3/31/97
DATE

[Signature]
G.T.E.

4-1-97
DATE

[Signature]
SOUTHWEST GAS COMPANY

3-28-97
DATE

[Signature]
MINDEN-GARDNERVILLE SANITATION DISTRICT

4/2/97
DATE

FIRE DEPARTMENT'S CERTIFICATE

THE FIREFIGHTING FACILITIES AND ACCESS SHOWN ON THESE PLANS ARE HEREBY APPROVED BY THE EAST FORK FIRE PROTECTION DISTRICT.

[Signature]
STEVE EISELE
EAST FORK FIRE PROTECTION SERVICE

4/24/97
DATE

PLANNING COMMISSION CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PRESENTED BEFORE THE DOUGLAS COUNTY PLANNING COMMISSION ON THE 24th DAY OF April, 1997, AND WAS DULY APPROVED. IN ADDITION, THE OFFER OF DEDICATION FOR ALL PUBLIC ROADWAYS AND APPURTENANCES AND ALL DRAINAGE FACILITIES AND APPURTENANCES WAS REJECTED. WITH THE RESERVATION TO ACCEPT SAID OFFER AT A LATER DATE.

[Signature]
MICHAEL E. JARRETT, CHAIRMAN
DOUGLAS COUNTY PLANNING COMMISSION

COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATE

I, JOHN DOUGHTY, PLANNING, BUILDING AND ECONOMIC DEVELOPMENT DIRECTOR, DO HEREBY CERTIFY THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE TENTATIVE MAP OF THIS SUBDIVISION, AS APPROVED ON THE 20th DAY OF NOVEMBER, 1995, BY THE DOUGLAS COUNTY PLANNING COMMISSION AND THAT ALL CONDITIONS OF SAID APPROVAL HAVE BEEN MET.

[Signature]
JOHN DOUGHTY
PLANNING, BUILDING AND ECONOMIC DEVELOPMENT DIRECTOR

4/21/97
DATE

TITLE CERTIFICATE

THIS IS TO CERTIFY THAT THE PARTY AS LISTED WITHIN THE OWNER'S CERTIFICATE IS THE ONLY PARTY OF RECORD HAVING INTEREST IN THE TRACTS OF LAND EMBRACED WITHIN THE GRAPHIC BORDER SHOWN ON THIS PLAT. THE FOLLOWING IS A COMPLETE LIST OF LIEN AND/OR MORTGAGE HOLDERS OF RECORD:

DEED OF TRUST RECORDED 10-3-90 1096/400 # 397883
U.C.C. RECORDED 12-25-96
1296/3750 # V03068
DEED OF TRUST RECORDED 12-30-96
U.C.C. 1992/4678 # 276887

[Signature]
JANICE K. CONDON, SUPERVISOR TITLE DEPARTMENT
WESTERN TITLE COMPANY, INC.

RECORDER'S CERTIFICATE

FILED THIS 24th DAY OF July, 1997, AT 01 MINUTES PAST 9 O'CLOCK A.M., IN BOOK 797 OF OFFICIAL RECORDS, AT PAGE 4043; DOCUMENT NO. 417846

RECORDED AT THE REQUEST OF STODDARD M. JACOBSEN.

[Signature]
DOUGLAS COUNTY RECORDER

R.O. ANDERSON ENGINEERING, INC.
1624 19th STREET • P.O. BOX 2294 • MINDEN, NEVADA 89423
(702) 782-2932 • FAX (702) 782-7084

FSM-2010
JEWEL COMMERCIAL PARK
PHASE 2

028-18-96
02818FTJ.dwg
SHEET 1 OF 2

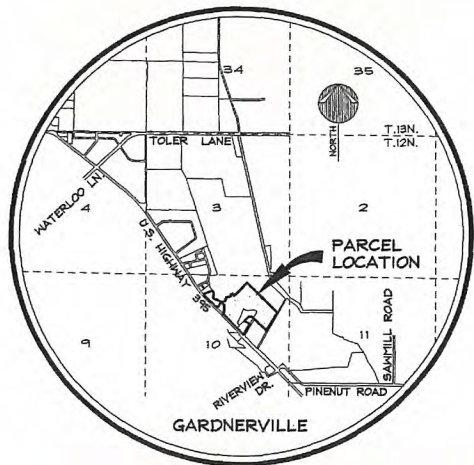
DRAWING NUMBER
Jewel Commercial Park
Phase 2 of 2
PLANNED CORPORATION - PINE, CALIFORNIA

DRAWING NUMBER
PLANNED CORPORATION - PINE, CALIFORNIA

DRAWING NUMBER
PLANNED CORPORATION - PINE, CALIFORNIA

DRAWING NUMBER
PLANNED CORPORATION - PINE, CALIFORNIA

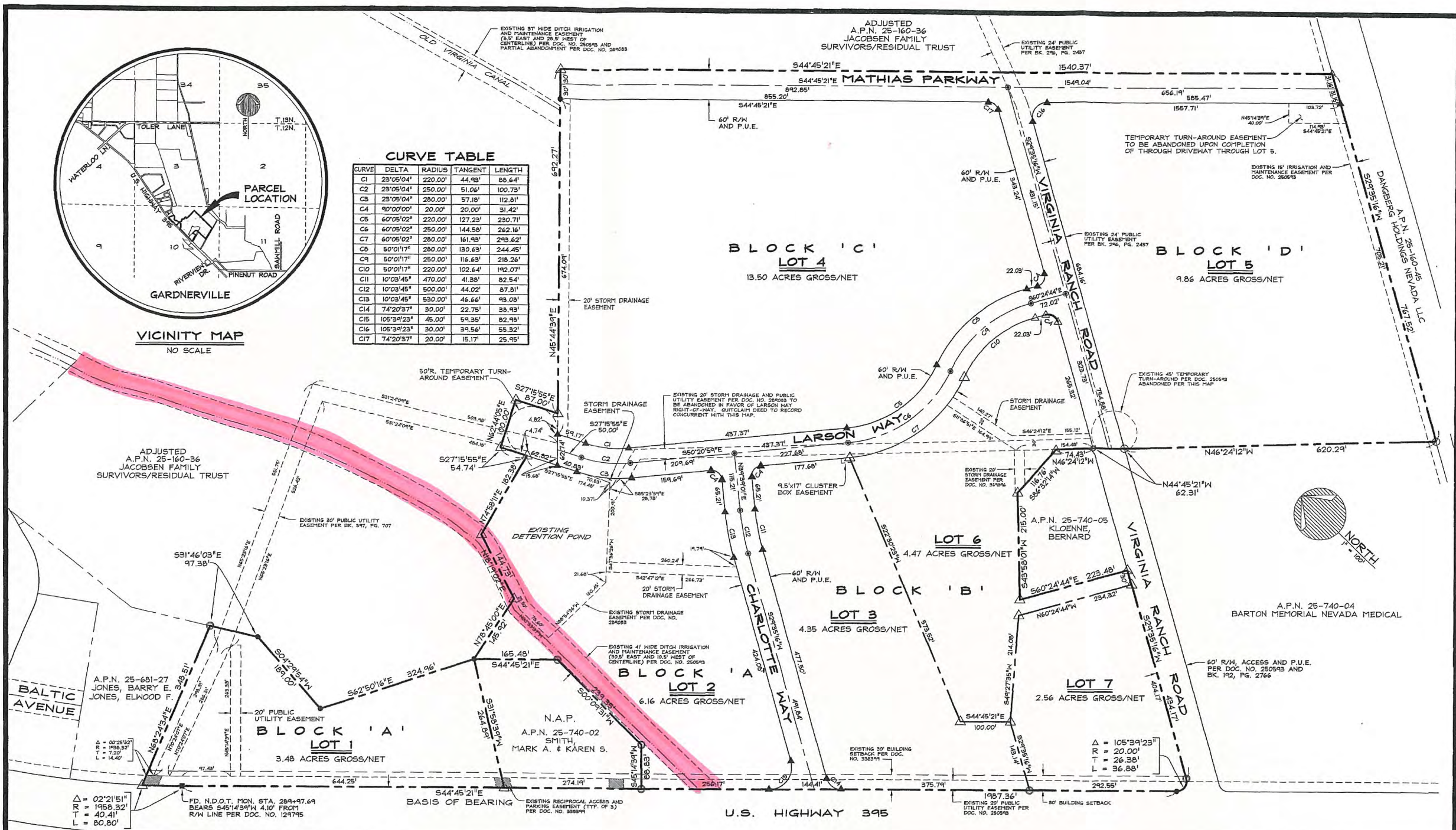
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VICINITY MAP
NO SCALE

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH
C1	23°05'04"	220.00'	44.93'	88.64'
C2	23°05'04"	250.00'	51.06'	100.73'
C3	23°05'04"	280.00'	57.18'	112.81'
C4	90°00'00"	20.00'	20.00'	31.42'
C5	60°05'02"	220.00'	121.23'	290.71'
C6	60°05'02"	250.00'	144.58'	340.62'
C7	60°05'02"	280.00'	161.93'	390.53'
C8	50°01'17"	280.00'	130.63'	244.45'
C9	50°01'17"	250.00'	116.63'	214.26'
C10	50°01'17"	220.00'	102.64'	184.07'
C11	10°03'45"	470.00'	41.38'	82.54'
C12	10°03'45"	500.00'	44.02'	87.81'
C13	10°03'45"	530.00'	46.66'	93.08'
C14	74°20'37"	30.00'	22.75'	38.93'
C15	105°34'23"	45.00'	51.35'	82.98'
C16	105°34'23"	30.00'	31.56'	55.32'
C17	74°20'37"	20.00'	15.17'	25.95'



- NOTES**
- TOTAL AREA: 49.99 ACRES (44.38 LOTS + 5.61 ROADS)
 - THIS MAP DOES NOT LIE WITHIN THE FLOOD PLAIN AS DETERMINED BY F.E.M.A. MAP PANEL 32005C0105 D, SEPTEMBER 30, 1992.
 - A RIGHT-OF-WAY FOR POLE LINES EXISTS AS SET FORTH IN BOOK B OF MISCELLANEOUS AT PAGE 217.
 - A 10' PUBLIC UTILITY EASEMENT SHALL EXIST ALONG ALL ROAD FRONTAGES. A 10' PUBLIC UTILITY EASEMENT SHALL EXIST ALONG ALL SIDE AND REAR LOT LINES.
 - ACCESS DIRECTLY FROM U.S. HIGHWAY 395 SHALL BE PROHIBITED PER FINAL MAP FOR JEWEL COMMERCIAL PARK, PHASE 1, DOCUMENT NO. 289083 EXCEPTING LOT 1 WHICH IS SUBJECT TO RECIPROCAL ACCESS AND PARKING EASEMENTS PER PARCEL MAP #4 FOR JACOBSEN FAMILY TRUST OF 1982, DOCUMENT NO. 338399.
 - WHEN DEVELOPMENT ON EITHER LOT 4 OR LOT 5 SUBMITS FOR A RECORD OF SURVEY OR BUILDING PERMIT, THE OWNER MUST CONSTRUCT 3/4 STANDARD STREET IMPROVEMENTS FOR THE MATHIAS PARKWAY CONNECTOR ALONG THE RESPECTIVE LOT FRONTAGE. IN ADDITION, THE FIRST OF THESE TWO LOTS TO SUBMIT FOR THE AFOREMENTIONED APPLICATIONS SHALL BE REQUIRED TO COMPLETE THE EXTENDED PORTION OF VIRGINIA RANCH ROAD WITH FULL INTERSECTION IMPROVEMENTS AS NECESSARY.
 - THE TEMPORARY TURN-AROUND AT THE EASTERLY END OF VIRGINIA RANCH ROAD ESTABLISHED IN PHASE I OF JEWEL COMMERCIAL PARK DOCUMENT NO. 289083 IS HEREBY ABANDONED AND RELINQUISHED BY THE RECORDATION OF THIS MAP.

- BASIS OF BEARING**
N 44°45'21" W - EAST RIGHT-OF-WAY U.S. HIGHWAY 395 PER RECORD OF SURVEY FOR STODDARD JACOBSEN, DOCUMENT NO. 129795.
- LEGEND**
- FOUND HIGHWAY RIGHT-OF-WAY MONUMENT AS NOTED
 - FOUND 5/8" REBAR WITH PLASTIC CAP PLS 9104
 - FOUND 3/4" IRON PIPE WITH PLUG PLS 3519
 - FOUND 5/8" REBAR WITH PLASTIC CAP PLS 6899
 - △ FOUND 5/8" REBAR WITH PLASTIC CAP PLS 11172
 - ▲ SET 5/8" REBAR WITH PLASTIC CAP PLS 11172
 - ⊙ SET CENTERLINE MONUMENT IN WELL

TOWN OF GARDNERVILLE

THE RIGHTS OF WAY AND EASEMENTS SHOWN HEREON FOR ROADS, DRAINAGE FACILITIES, TOGETHER WITH ANY AND ALL APPURTENANCES HAVE BEEN APPROVED AND ACCEPTED FOR MAINTENANCE BY THE TOWN OF GARDNERVILLE, SUBJECT TO FINAL INSPECTION PROCESS AND TOWN BOARD APPROVAL OF RECORD DOCUMENTS.

William S. Geyer, CHAIRMAN DATE

A.P.N. 25-160-43
HUSSMAN LAND & LIVESTOCK CO.

A.P.N. 27-200-26
KEENAN,
JEROME & JOANN

A.P.N. 27-200-26
SIERRA VIEW ENTERPRISE

SCALE: 1" = 100'

SHEET 2 OF 2

**FINAL SUBDIVISION MAP
FSM-2010-2**

FOR
**JEWEL COMMERCIAL PARK
PHASE 2**

LOCATED WITHIN A PORTION OF SECTION 10,
T.12N., R.20E., M.D.11.

028-18-96
02818771.dwg

DOUGLAS COUNTY, NEVADA

01/20/97

**R.O. ANDERSON
ENGINEERING, INC.**

1624 10th STREET - P.O. BOX 2294 - HENDER, NEVADA 89423
(702) 782-2822 - FAX (702) 782-7064

6-8

LEGAL DESCRIPTION:
DITCH IRRIGATION & MAINTENANCE EASEMENT #1

ALL THAT REAL PROPERTY SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, WITHIN A PORTION OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BASIS OF BEARING OF THIS DESCRIPTION IS N 44°45'21"W ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF MATHIAS PARKWAY AS SHOWN ON THE "RECORD OF SURVEY FOR JACOBSEN FAMILY SURVIVOR/RESIDUAL TRUST" AS FILED FOR RECORD MAY 11, 2000 IN THE OFFICE OF THE RECORDER, DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 491782;

COMMENCING AT THE EASTERNMOST CORNER OF PARCEL 6 ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF MATHIAS PARKWAY (NOW MULLER PARKWAY) AS SHOWN ON SAID "RECORD OF SURVEY FOR JACOBSEN FAMILY SURVIVOR/RESIDUAL TRUST";

THENCE ON A BEARING OF S 82°18'44"W, A DISTANCE OF 1258.81 FEET TO THE **TRUE POINT OF BEGINNING;**

THENCE S 50°48'19"W, A DISTANCE OF 18.83 FEET;

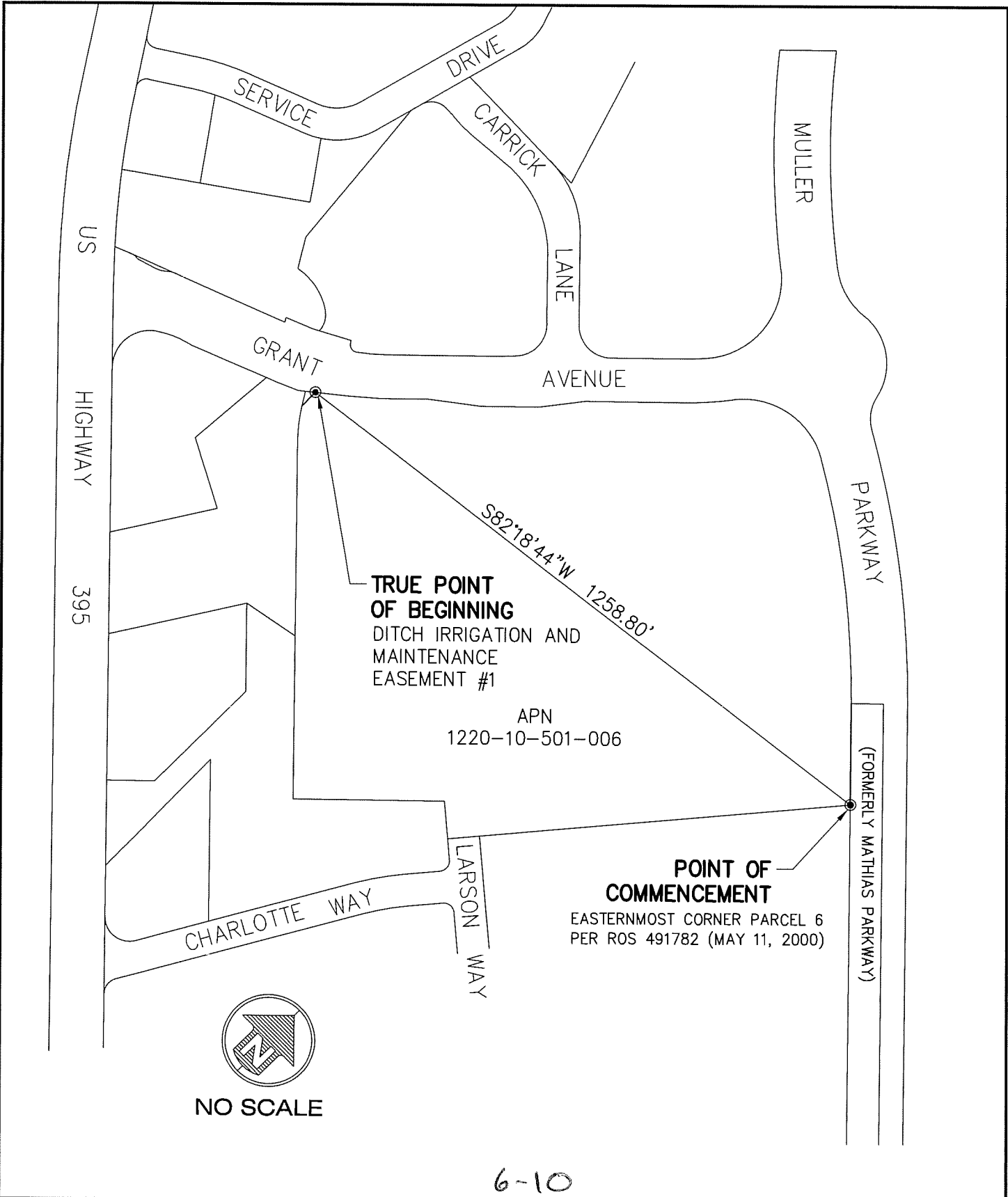
THENCE S 31°47'39"E, A DISTANCE OF 22.98 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 332.50 FEET, A CENTRAL ANGLE OF 00°59'15" AND AN ARC LENGTH OF 5.73 FEET;

THENCE S 00°54'24"E, A DISTANCE OF 36.28 FEET TO THE **TRUE POINT OF BEGINNING;**

SAID PARCEL CONTAINS 0.006 ACRES OR 269 SQUARE FEET MORE OR LESS.

LEGAL DESCRIPTION PREPARED FOR AND ON BEHALF OF PENTACOR ENGINEERING, LLC. BY RUSSELL A. WARING, PLS 8298




**TRUE POINT
OF BEGINNING**
DITCH IRRIGATION AND
MAINTENANCE
EASEMENT #1

APN
1220-10-501-006

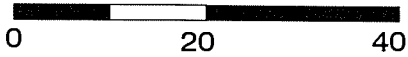
**POINT OF
COMMENCEMENT**
EASTERNMOST CORNER PARCEL 6
PER ROS 491782 (MAY 11, 2000)



6-10

DITCH IRRIGATION & MAINTENANCE EASEMENT #1 EXHIBIT		 PENTACOR™ 7150 E. CAMELBACK RD, SUITE 444 SCOTTSDALE, ARIZONA 85251 (480) 346-3210
DATE: 1-28-13	PROJECT No. 5079.0054	
DRAWN BY: JHD	SHEET: 01 OF: 02	

SCALE 1" TO 20'



GRANT AVENUE

TRUE POINT OF BEGINNING

S50°48'19"W
18.83'

S31°47'39"E
22.98'

L=5.73
R=332.50
D=000°59'15"

36.28'
S00°54'24"E

1220-10-501-006
APN

1220-10-501-007
APN

6-11

DITCH IRRIGATION & MAINTENANCE EASEMENT #1 EXHIBIT



7150 E. CAMELBACK RD,
SUITE 444
SCOTTSDALE, ARIZONA 85251
(480) 346-3210

DATE: 1-28-13

PROJECT No. 5079.0054

DRAWN BY: JHD

SHEET: 02 OF: 02

LEGAL DESCRIPTION:
DITCH IRRIGATION AND MAINTENANCE EASEMENT #2

ALL THAT REAL PROPERTY SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, WITHIN A PORTION OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BASIS OF BEARING OF THIS DESCRIPTION IS N 44°45'21"W ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF MATHIAS PARKWAY AS SHOWN ON THE "RECORD OF SURVEY FOR JACOBSEN FAMILY SURVIVOR/RESIDUAL TRUST" AS FILED FOR RECORD MAY 11, 2000 IN THE OFFICE OF THE RECORDER, DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 491782;

COMMENCING AT THE EASTERNMOST CORNER OF PARCEL 6 ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF MATHIAS PARKWAY (NOW MULLER PARKWAY) AS SHOWN ON SAID "RECORD OF SURVEY FOR JACOBSEN FAMILY SURVIVOR/RESIDUAL TRUST";

THENCE S 39°39'01"W, ALONG THE EASTERLY LINE OF SAID PARCEL 6, A DISTANCE OF 752.56 FEET;

THENCE N 50°21'01"W, A DISTANCE OF 70.51 FEET;

THENCE S 45°14'39"W, A DISTANCE OF 281.03 FEET;

THENCE N 44°44'56"W, A DISTANCE OF 240.88 FEET;

THENCE S 45°15'04"W, A DISTANCE OF 10.00 FEET TO THE **TRUE POINT OF BEGINNING;**

THENCE N 73°15'01"W, A DISTANCE OF 41.91 FEET;

THENCE N 44°44'56"W, A DISTANCE OF 449.00 FEET;

THENCE N 00°54'24"W, A DISTANCE OF 184.28 FEET;

THENCE N 44°59'50"E, A DISTANCE OF 327.95 FEET;

THENCE N 37°37'17"W, A DISTANCE OF 212.68 FEET;

THENCE N 21°49'31"W, A DISTANCE OF 109.01 FEET;

THENCE S 89°09'56"E, A DISTANCE OF 21.67 FEET;

THENCE S 21°49'31"E, A DISTANCE OF 97.89 FEET;

6-12

THENCE S 37°37'17"E, A DISTANCE OF 227.48 FEET;

THENCE S 44°59'50"W, A DISTANCE OF 337.06 FEET;

THENCE S 00°54'24"E, A DISTANCE OF 107.59 FEET;

THENCE S 50°47'36"W, A DISTANCE OF 18.11 FEET;

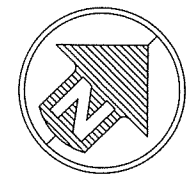
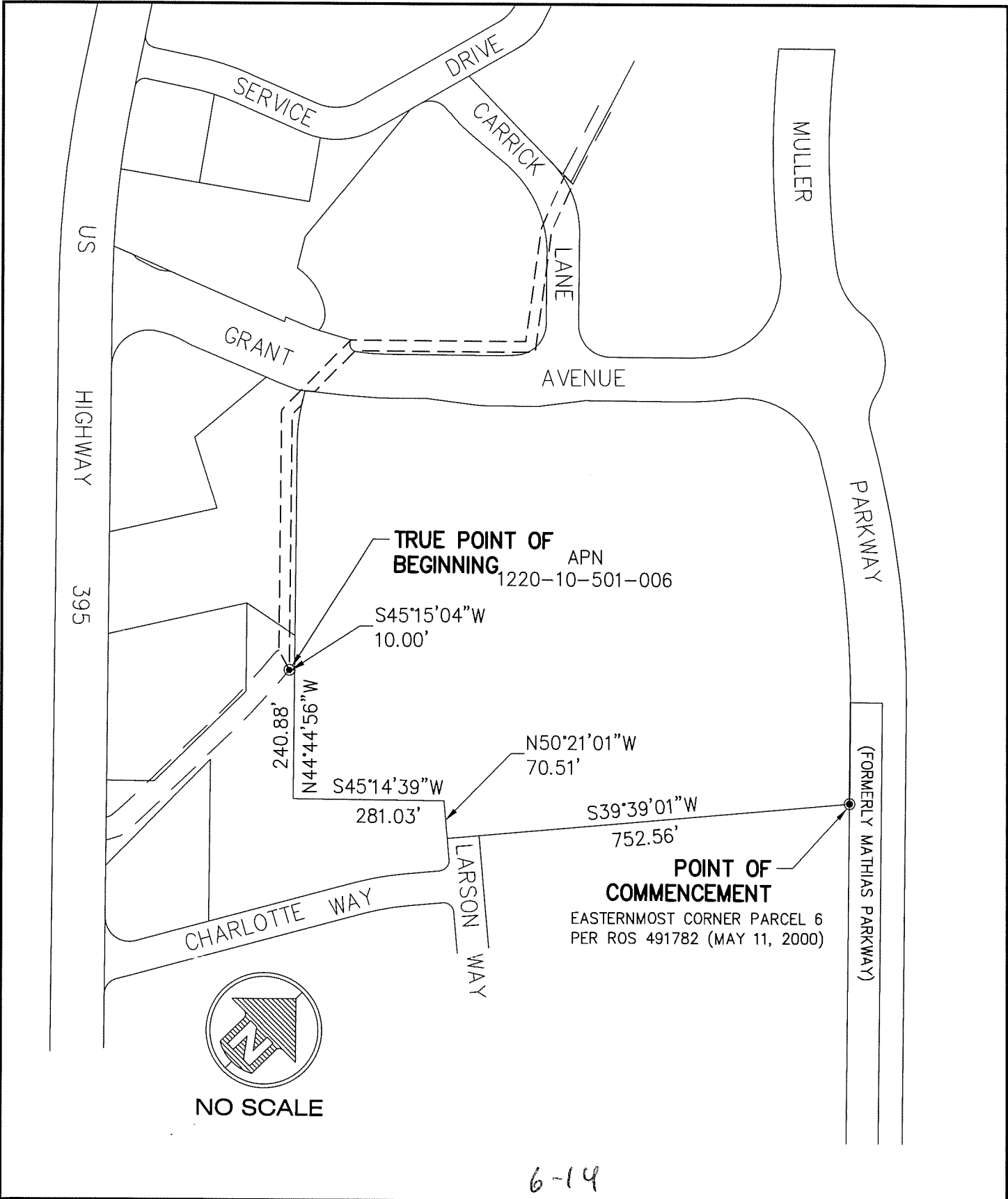
THENCE S 31°47'39"E, A DISTANCE OF 27.68 FEET;

THENCE S 00°54'24"E, A DISTANCE OF 25.13 FEET;

THENCE S 44°44'56"E, A DISTANCE OF 477.78 FEET TO THE **TRUE POINT OF BEGINNING**;

SAID PARCEL CONTAINS 0.589 ACRES OR 25,661 SQUARE FEET MORE OR LESS.

LEGAL DESCRIPTION PREPARED FOR AND ON BEHALF OF PENTACOR ENGINEERING, LLC. BY RUSSELL A. WARING, PLS 8298



NO SCALE

6-14

**DITCH IRRIGATION & MAINTENANCE EASEMENT #2
EXHIBIT**



7150 E. CAMELBACK RD,
SUITE 444
SCOTTSDALE, ARIZONA 85251
(480) 346-3210

DATE: 1-25-13

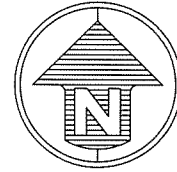
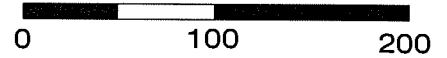
PROJECT No. 5079.0054

DRAWN BY: JHD

SHEET: 01 OF: 03

SEE SHEET 3 OF 3

SCALE 1" TO 100'



N00°54'24"W
184.28'

GRANT AVENUE

S00°54'24"E
107.65'

S50°47'36"W
18.11'

S31°47'39"E
27.68'

S00°54'24"E
25.13'

S44°44'56"E 477.78'
N44°44'56"W 449.00'

1220-10-501-006
APN

1220-10-110-007
APN

1220-10-501-007
APN

S45°15'04"W
10.00'

N73°15'01"W
41.91'

TRUE POINT OF BEGINNING

US
HIGHWAY
395

1220-10-510-001
APN

1220-10-510-007
APN

6-13

DITCH IRRIGATION & MAINTENANCE EASEMENT #2 EXHIBIT



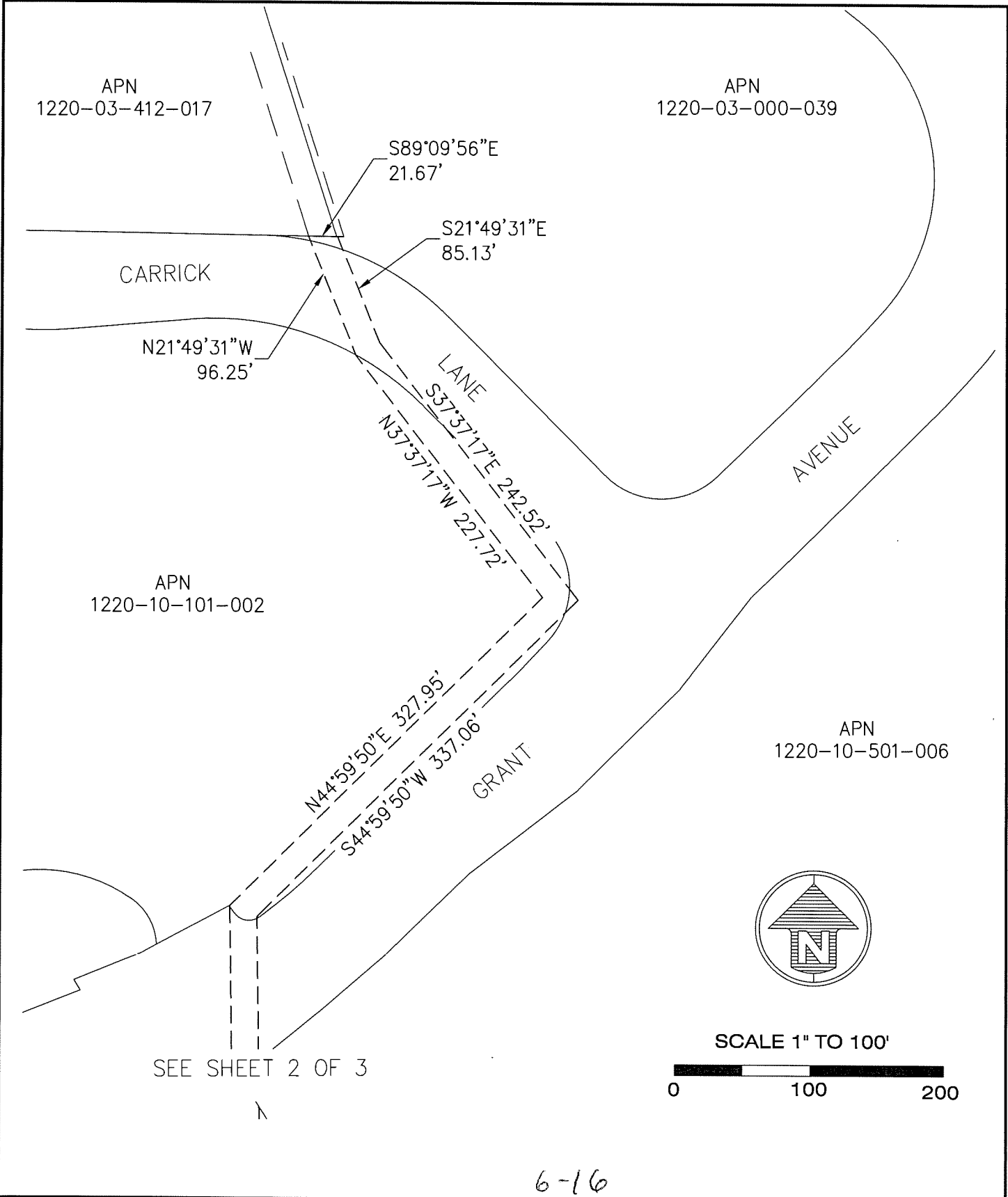
7150 E. CAMELBACK RD,
SUITE 444
SCOTTSDALE, ARIZONA 85251
(480) 346-3210

DATE: 1-25-13

PROJECT No. 5079.0054

DRAWN BY: JHD

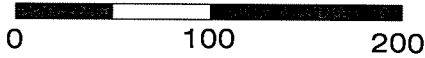
SHEET: 02 OF: 03




SEE SHEET 2 OF 3



SCALE 1" TO 100'



6-16

DITCH IRRIGATION & MAINTENANCE EASEMENT #2 EXHIBIT		 PENTACOR™ 7150 E. CAMELBACK RD, SUITE 444 SCOTTSDALE, ARIZONA 85251 (480) 346-3210
DATE: 1-25-13	PROJECT No. 5079.0054	
DRAWN BY: JHD	SHEET: 03 OF: 03	

Gardnerville Town Board
AGENDA ACTION SHEET



1. **For Possible Action:** Discussion on the dedication and acquisition of APN: 1220-10-101-003, a 3.69 (3.67 on APN map) acre parcel, containing the regional detention basin and all its appurtenances; park, walkways, landscaping, (2) cupola, pump and lift station used to drain the pond, and public storm drain improvements that were installed during the Walmart Development that will receive storm drainage from Walmart site, Larson Way, Charlotte Way and Virginia Ranch Road and adjacent vacant properties that are located within the Jewel Commercial Park Phase I and Phase II, with public comment prior to Board action.

2. **Recommended Motion:** Approve grant bargain and sale deed for APN 1220-10-101-003, a 3.67 (or 9 per applicant's paperwork) acre parcel containing the regional detention basin and all its appurtenances.

Funds Available: Yes N/A

3. **Department:** Administration

Prepared by: Tom Dallaire

4. **Meeting Date:** February 5, 2013 **Time Requested:** 15 minutes

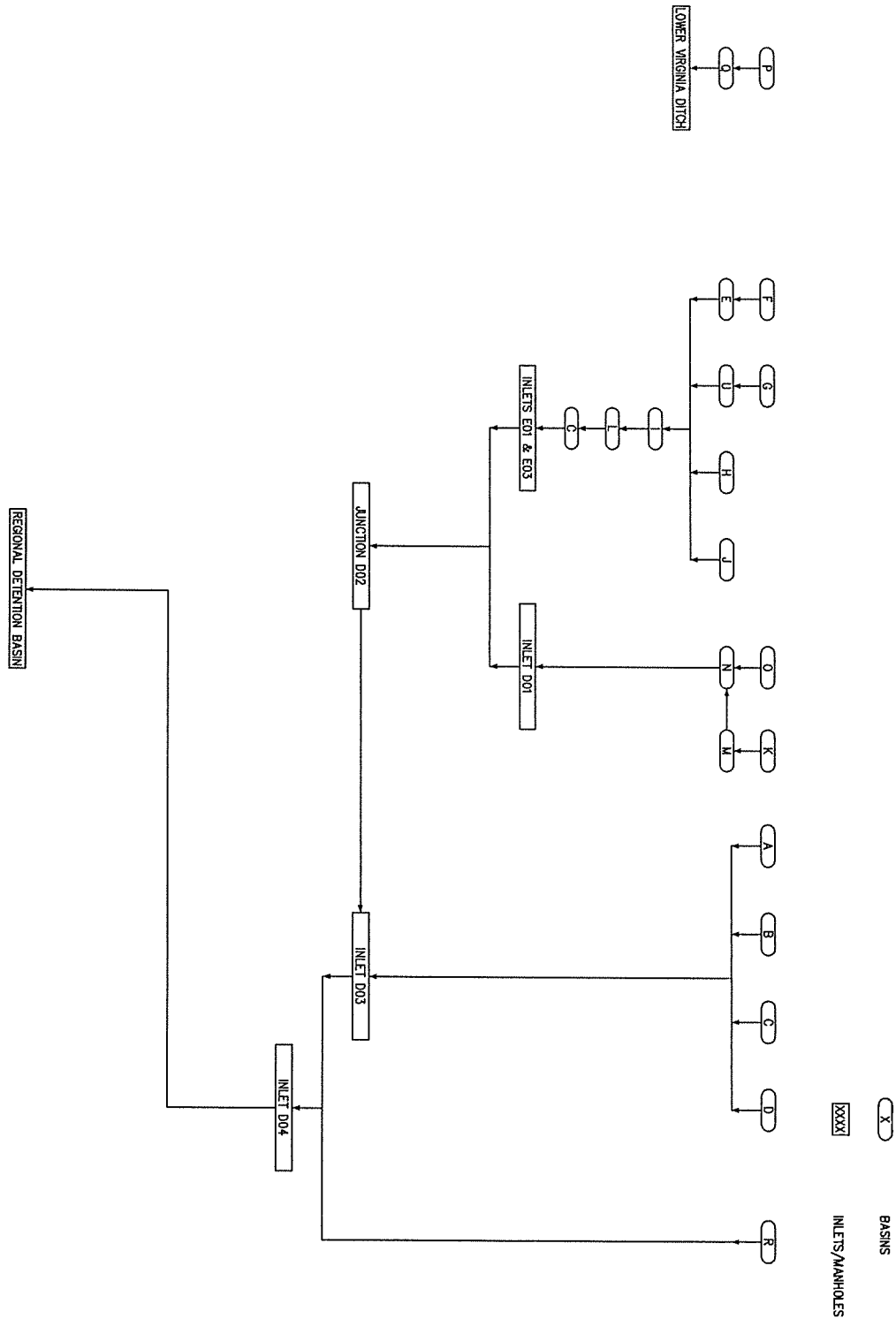
5. **Agenda:** Consent Administrative

Background Information: The detention pond at Jewel Commercial Park Phase 2, which is to be abandoned per Item 4 of this Town Board Meeting, has been removed and is being replaced with the new regional detention pond located on parcel 1220-10-101-003. This new pond will accept flows from the areas shown on the attached figure. The pond has been constructed and landscaped as required during project review. The applicant is seeking to dedicate the parcel and the accompanying storm drain infrastructure located between the newly dedicated right of way to the Town for ownership and maintenance.

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

7. **Board Action:**

Approved Approved with Modifications
 Denied Continued



LEGEND

- X BASINS
- XXXX INLETS/MANHOLES

Walmart

PROPOSED OFFSITE ROUTING DIAGRAM
WALMART, STORE NO. 5864-00
 US HWY 395 & CHARLOTTE WAY, GARDNERVILLE, NEVADA

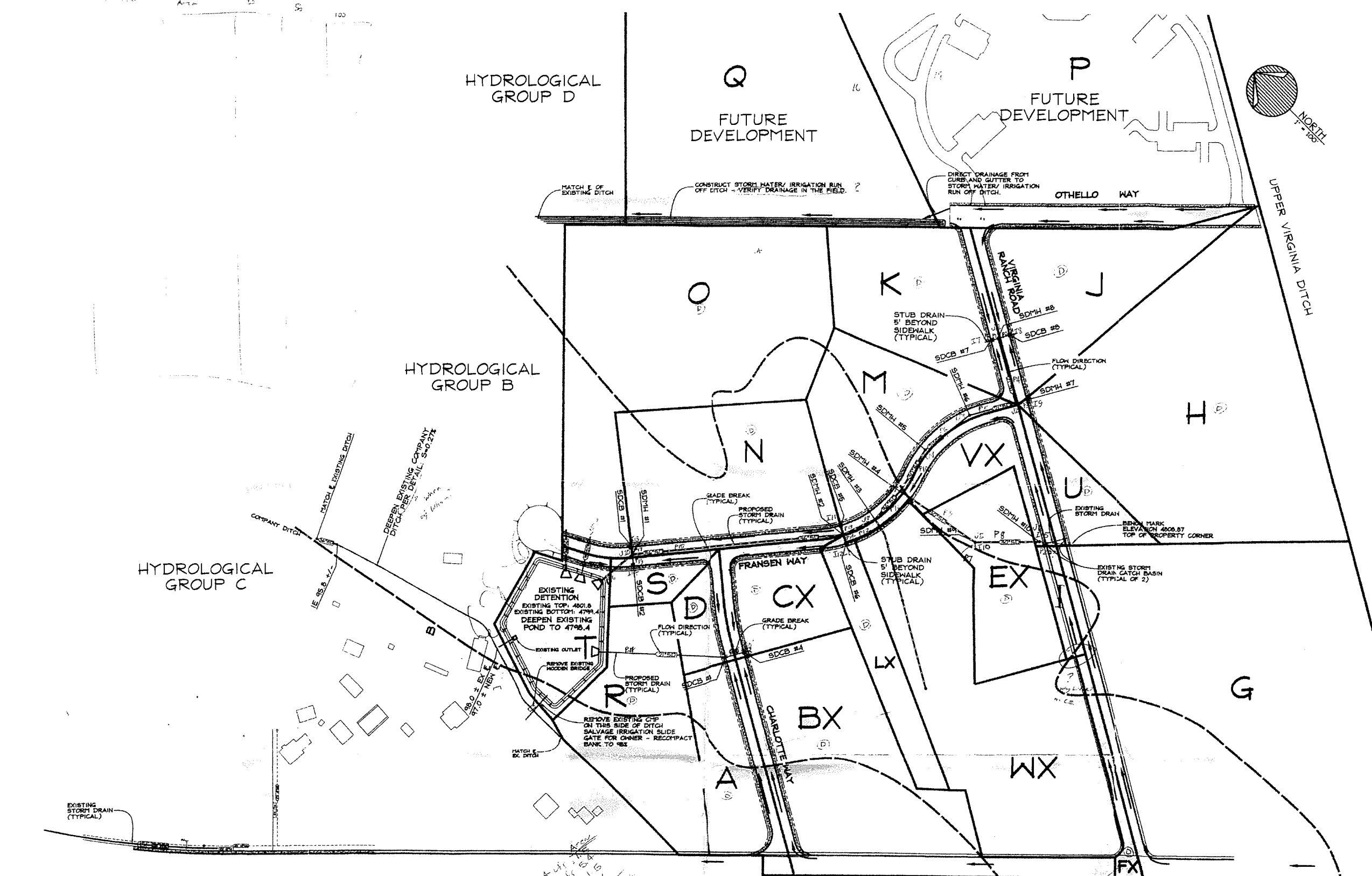
DATE: 10/12/11	PROJECT No: 5079.0054
DRAWN BY: MAA	SHEET: 1 OF: 1

PENTACOR

16430 N. SCOTTSDALE RD, SUITE 115
 SCOTTSDALE, ARIZONA 85254
 (480) 346-3210 FAX: (480) 346-3211

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Survey Area 25 30 100



R.O. ANDERSON ENGINEERING, INC.
 104 W. STREET, P.O. BOX 224 - PRIMO, NEVADA 89402
 (702) 762-2822 • FAX (702) 782-7064

NO.	DATE	REVISION	BY

**JEWEL COMMERCIAL PARK: PHASE 2
 WATER SHED MAP
 FIGURE 1**

DATE	6-11-96
SCALE	1" = 100'
DRAWN	N.J.H.
CHECKED	K.R.N.
JOB	028-19-96
DRAWING	02819SHD
SHEET	1
OF 1 SHEETS	

50PR
 4.41
 12.45
 3.41
 1.14
 9.04

Corrected in Addendum

- Flows don't appear to reflect
- Areas to be corrected/adjusted with tables
- Allowances for Type (A) CB. too high. Need to provide for debris allowances w/ 65% effective open area
- Contours
- I.E.'s & FLOW LINES OF PIPES & CHANNELS

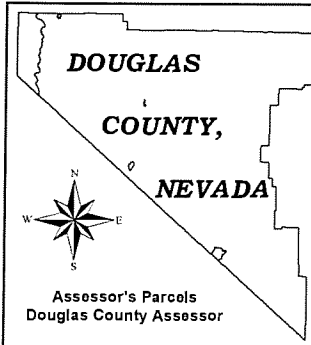
Hydrology for 50-year PK flow

NOTE: CONTOUR DATA FROM GEONEX, CARTWRIGHT AERIAL SURVEY INC.
 What contours?

Drainages to curb does not remove detention required

C:\PROJECTS\02819\DWG\02819SHD.dwg Jun 26 08:45:18 1996

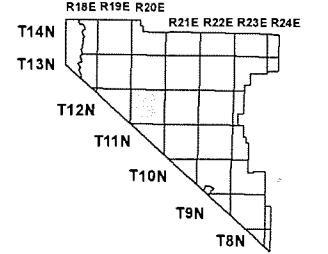
7-3



Map Legend

- Parcel Boundary
 - Subdivision Boundary
 - Easements - See Recorded Documents
 - Town Boundary
 - Township/Range/Section
 - Open Space/Conservation Easements
- 001 Parcel Number
 - 110** Parcel Sub/Seq Number
 - 1.0Ac Parcel Acreage
 - B L K A Parcel Block Number
 - 1 Parcel Lot Number
 - 1100 Parcel Address

T 12 N R 20 E



SEC. 10

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

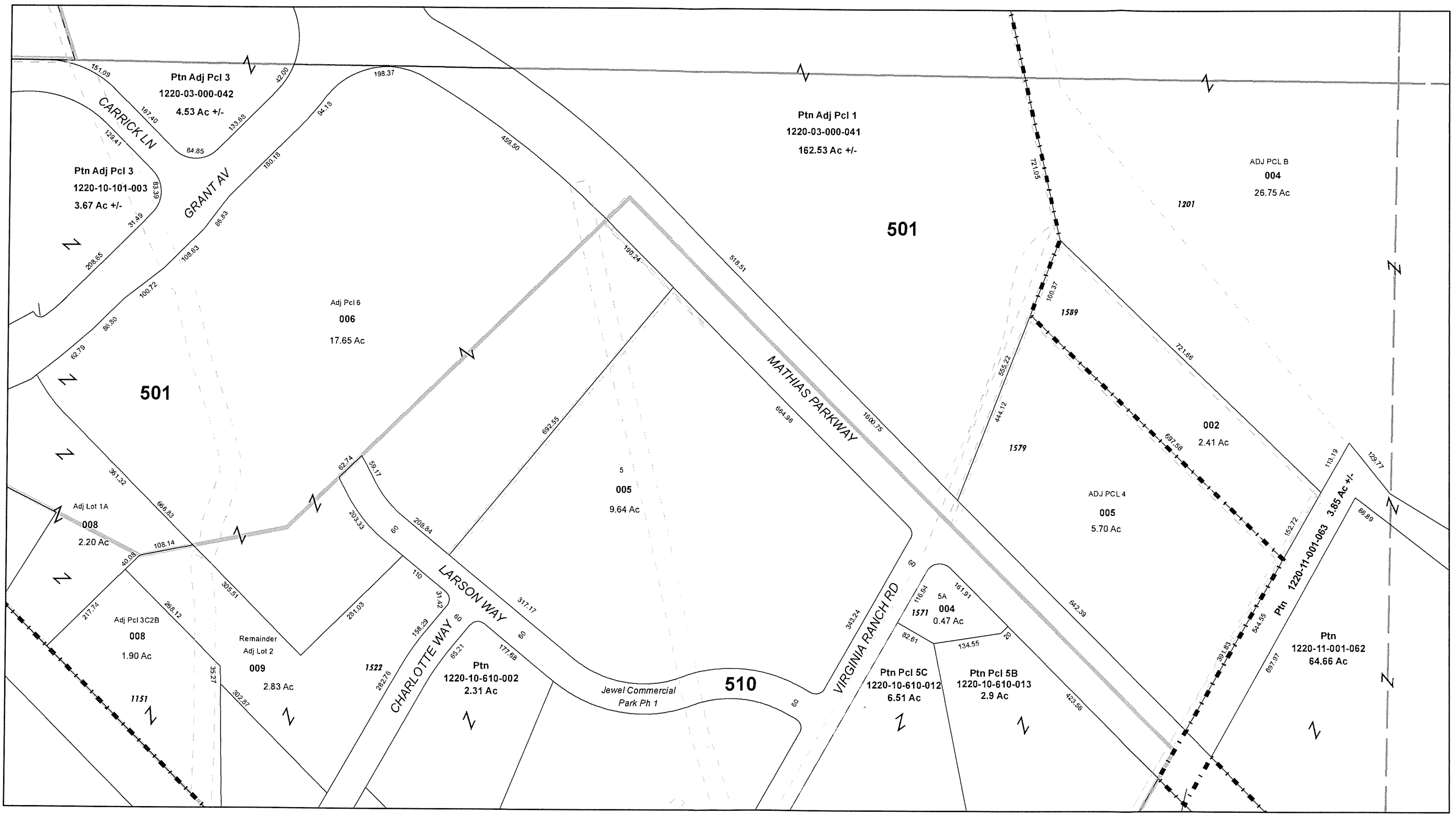
N 1/2 NE 1/4

1	5
2	6
3	7
4	8

1220-10-5

SCALE: 1" = 200'
REVS'D: 1/23/2013

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



7-4

APN 1220-10-101-003

Recording Requested by and
Return Recorded Original to:

Town of Gardnerville
1407 Highway 395 North
Gardnerville, NV 89423

GRANT, BARGAIN AND SALE DEED

This Deed is made this 24th day of January 2013, between **SIERRA NEVADA SW ENTERPRISES, LTD.**, a Nevada limited liability company, (GRANTOR) and **THE TOWN OF GARDNERVILLE**, a political subdivision of the State of Nevada, (GRANTEE).

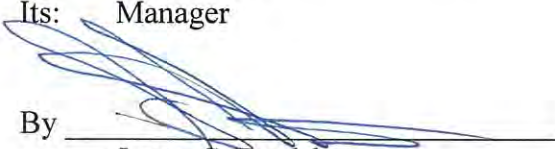
For Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, GRANTOR conveys to GRANTEE that real property located in Douglas County, Nevada and legally described on Exhibit A attached hereto and incorporated herein by this reference, together with all interests, privileges and easements appurtenant hereto, excepting therefrom any and all water rights and subject to that certain Grant of Access Easement recorded January 23, 2013 as Document No. 0816868 in the Official Records of Douglas County, Nevada.

The individual executing this Deed on behalf of each party and the partners, officers or trustees of each party, if any, have the legal power, right and actual authority to bind each party to the terms and conditions of these documents.

**SIERRA NEVADA SW ENTERPRISES,
LTD.**, a Nevada limited liability company

By: **CORPORATE MANAGEMENT
SERVICES, INC.**, a Nevada
corporation

Its: Manager

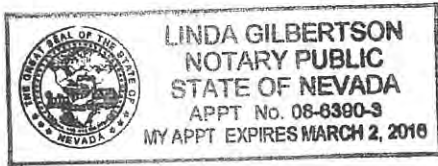
By 
James S. Bradshaw,
President

State of Nevada

County of Carson City

The foregoing instrument was acknowledged before me this 24th day of January, 2013, by James S. Bradshaw, the President of Corporate Management Services, Inc., a Nevada corporation, as Manager of Sierra Nevada SW Enterprises, LTD., a Nevada limited liability company, on behalf of the limited liability company.

(Seal and Expiration Date)



Linda Gilbertson
Notary Public

The Grant, Bargain and Sale Deed hereinabove set forth is accepted this _____ day of February, 2013, by duly taken action of the Gardnerville Town Board.

Ken Miller, Chair
Gardnerville Town Board

ATTEST:

By: _____
Clerk to the Board

EXHIBIT 'A'
DESCRIPTION
A.P.N. 1220-10-101-003
REGIONAL DETENTION BASIN

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

A parcel of land for Regional Detention Basin purposes located within a portion of Section 10, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

All that portion of Adjusted Parcel 3 per the Record of Survey to Support a Boundary Line Adjustment for Sierra Nevada SW Enterprises, Ltd. and Barry & Karla Jones filed for record December 27, 2012 in the office of Recorder, Douglas County, Nevada as Document No. 815195 lying southerly of Carrick Lane, Northerly of Grant Avenue, easterly of Service Drive and easterly of Adjusted Block 'B' Remainder per said Document No. 815195, more particularly described as follows;

BEGINNING at a point on the easterly boundary of said Adjusted Block 'B' Remainder, a found 5/8" rebar with plastic cap, PLS 6200;

thence along said easterly boundary of said Adjusted Block 'B' Remainder, North 05°55'25" West, 309.40 feet to a point on the easterly line of said Service Drive;
thence along said easterly line of Service Drive, North 14°52'30" East, 21.76 feet;
thence along the arc of a curve to the right, having a radius of 38.00 feet, central angle of 76°33'06" and arc length of 50.77 feet to a point on the southerly line of Carrick Lane;

thence along said southerly line of Carrick Lane the following courses:

South 88°34'24" East, 14.68 feet;
Along the arc of a curve to the right, having a radius of 38.00 feet, central angle of 05°05'39" and arc length of 3.38 feet;
Along the arc of a reverse curve to the left, having a radius of 230.00 feet, central angle of 11°25'02" and arc length of 45.83 feet;
North 85°06'13" East, 90.85 feet;
Along the arc of a curve to the right, having a radius of 220.00 feet, central angle of 50°08'51" and arc length of 192.55 feet;
South 44°44'56" East, 129.41 feet;
Along the arc of a curve to the right, having a radius of 60.00 feet, central angle of 88°02'35" and arc length of 92.20 feet to a point on the northerly line of said Grant Avenue;

thence along said northerly line of Grant Avenue the following courses:

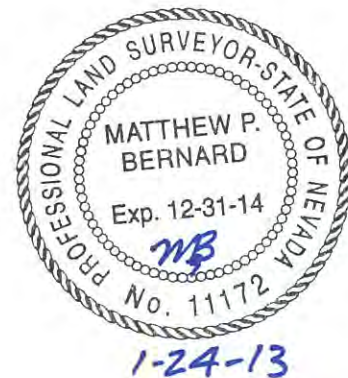
South 43°17'39" West, 31.49 feet;
South 45°15'04" West, 208.65 feet;
Along the arc of a curve to the right, having a radius of 401.00 feet, central angle of 08°19'51" and arc length of 58.31 feet;
Along the arc of a compound curve to the right, having a radius of 13.00 feet, central angle of 90°16'09" and arc length of 20.48 feet;
North 36°08'56" West, 6.98 feet;
South 61°24'52" West, 61.18 feet to a point on said easterly boundary of Adjusted Block 'B' Remainder;

thence along said easterly boundary of Adjusted Block 'B' Remainder the following courses:

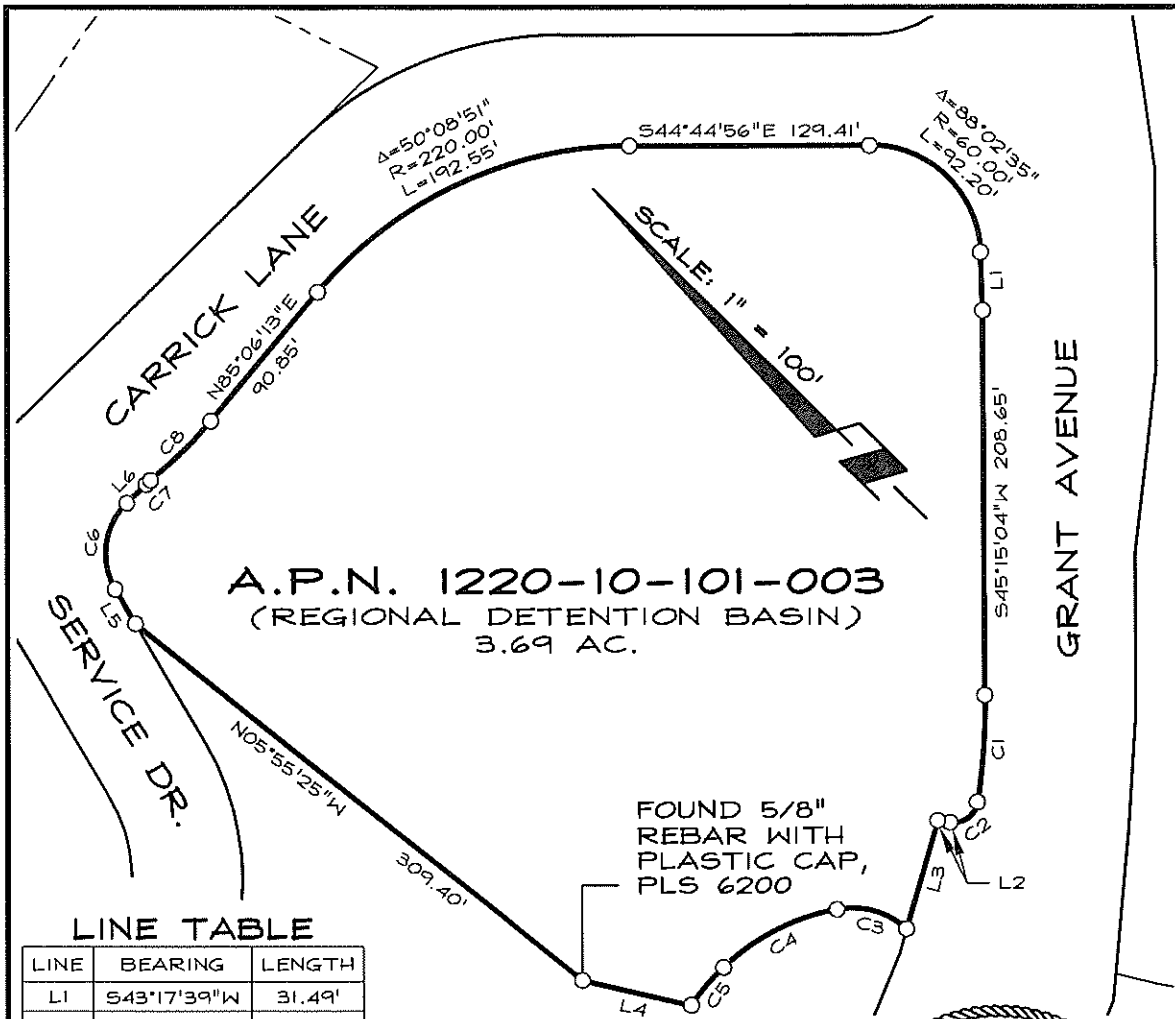
Along the arc of a curve to the left, non-tangent to the preceding course, having a radius of 44.00 feet, central angle of 52°18'45", arc length of 40.17 feet and chord bearing and distance of North 28°55'56" West, 38.79 feet;
Along the arc of a compound curve to the left, having a radius of 119.00 feet, central angle of 33°37'20" and arc length of 69.83 feet;
Along the arc of a compound curve to the left, having a radius of 134.00 feet, central angle of 11°29'07" and arc length of 26.86 feet;
North 31°46'03" West, 60.45 feet to the POINT OF BEGINNING, containing 3.69 acres, more or less.

The Basis of Bearing of this description is South 44°45'21" East, the east right-of-way of U.S. Highway 395 as shown on the Record of Survey to Support a Boundary Line Adjustment for Barton Healthcare System, Park Cattle Company & Sierra Nevada SW Enterprises filed for record August 31, 2006 in said office of Recorder as Document No. 683421.

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



Y:\Client Files\09%132\CAD\Survey\Exhibits\05%132EXH-DETENTION BASIN.dwg 1/24/2013 2:10:38 PM Cory J. Kleins



A.P.N. 1220-10-101-003
 (REGIONAL DETENTION BASIN)
 3.69 AC.

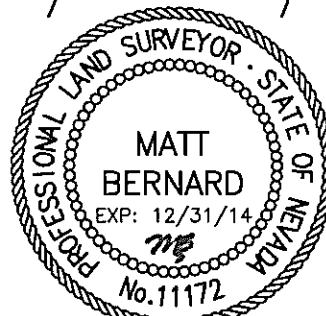
FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 6200

LINE TABLE

LINE	BEARING	LENGTH
L1	S43°17'39"W	31.49'
L2	N36°08'56"W	6.98'
L3	S61°24'52"W	61.18'
L4	N31°46'03"W	60.45'
L5	N14°52'30"E	21.76'
L6	S88°34'24"E	14.68'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	Δ=08°19'51"	401.00'	58.31'	S49°24'59"W	58.25'
C2	Δ=90°16'09"	13.00'	20.48'	N81°17'00"W	18.43'
C3	Δ=52°18'45"	44.00'	40.17'	N28°55'56"W	38.79'
C4	Δ=33°37'20"	119.00'	69.83'	N71°53'59"W	68.83'
C5	Δ=11°29'07"	134.00'	26.86'	S85°32'48"W	26.82'
C6	Δ=76°33'06"	38.00'	50.77'	N53°09'03"E	47.08'
C7	Δ=05°05'39"	38.00'	3.38'	S86°01'35"E	3.38'
C8	Δ=11°25'02"	230.00'	45.83'	S89°11'16"E	45.76'



1-24-13

ROAnderson
 WWW.ROANDERSON.COM

EXHIBIT 'A'
REGIONAL DETENTION BASIN
 (A.P.N. 1220-10-101-003)
 DOUGLAS COUNTY, NV

NEVADA
 1603 Emeraldale Ave
 P.O. Box 2229
 Minden, NV 89423
 p 775.782.2322
 f 775.782.7084

CALIFORNIA
 595 Tahoe Keys Blvd
 Suite A-2
 South Lake Tahoe, CA 96150
 p 530.600.1660
 f 775.782.7084

Gardnerville Town Board
AGENDA ACTION SHEET



1. **For Possible Action:** Discussion of the dedication of the new onsite and offsite storm drain easements for storm drain maintenance by the Town of Gardnerville for the collection and conveyance of public storm water to the regional pond, over portions of APN's 1220-10-501-006, 1220-10-510-008 & 009, with public comment prior to Board action.

2. **Recommended Motion:** Approve dedication and accept maintenance of a new storm drain improvements with the indicated easement for storm drain maintenance for the collection of storm water and conveyance to the regional pond.

Funds Available: Yes N/A

3. **Department:** Administration

Prepared by: Tom Dallaire

4. **Meeting Date:** February 5, 2013 **Time Requested:** 10 minutes

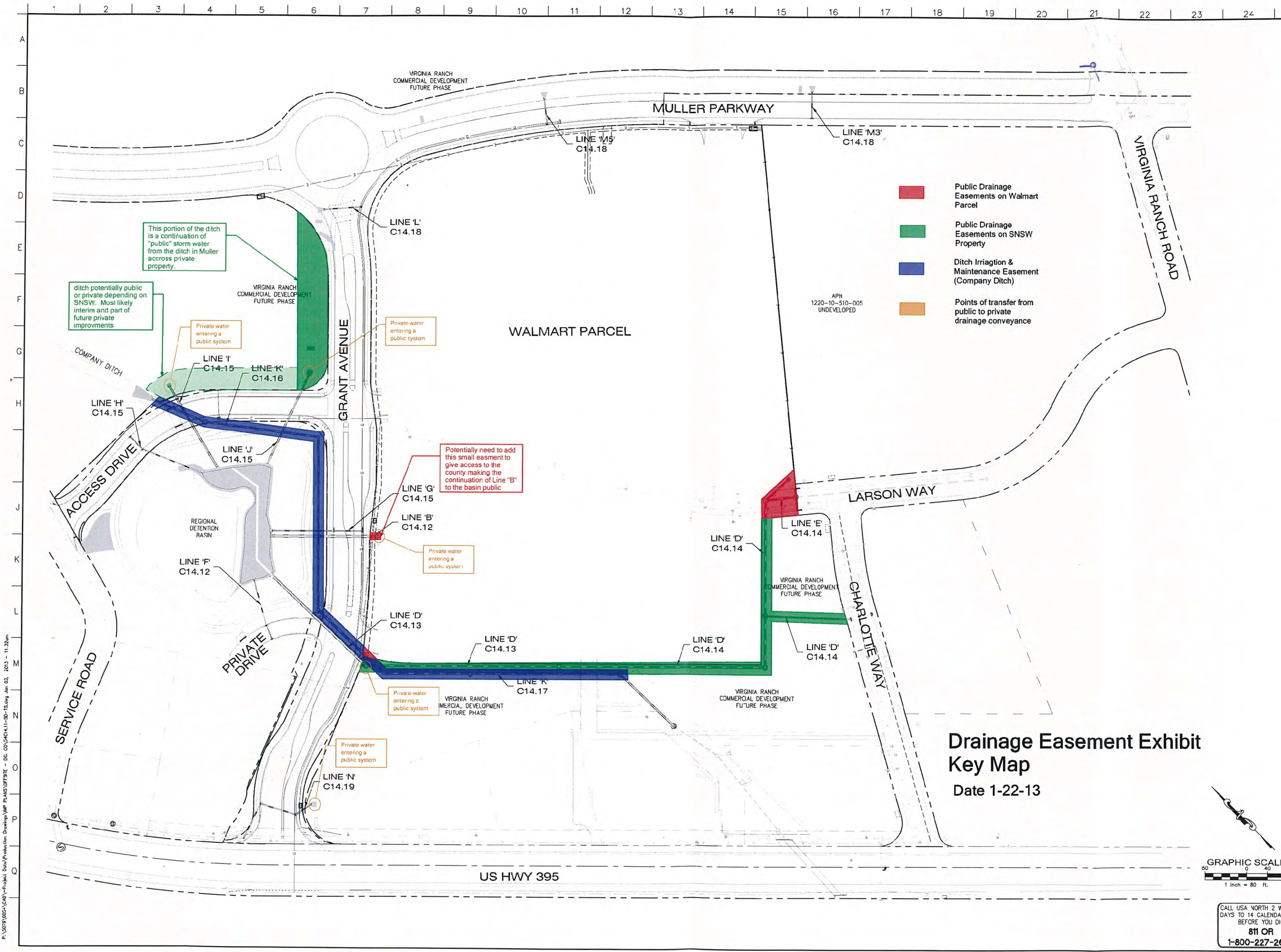
5. **Agenda:** Consent Administrative

Background Information: The existing storm drain infrastructure that previously conveyed flow from the southerly portion of the Jewel Commercial Park Phase 2 has been removed and the existing easement is to be abandoned per Item 4 of this Town Board Meeting. The new infrastructure has been installed and the applicant is seeking to dedicate the easements and maintenance to the Town for these new improvements. These are necessary to convey the existing flow from the southerly portion of the Jewel Commercial Park Phase 2 to the new regional detention basin that is proposed to be accepted per Item 6 of this Town Board Meeting.

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

7. **Board Action:**

Approved Approved with Modifications
 Denied Continued



PENTACOR
 871 CORONADO CENTER DRIVE
 SUITE 200
 LAS VEGAS, NEVADA 89002
 (702) 505-7400
 THESE PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE PROTECTED BY COPYRIGHT, PATENT, TRADE SECRET, AND OTHER LAWS. © 2011 ALL RIGHTS RESERVED.

NO.	DESCRIPTION	DATE APPROVED	APPROVED

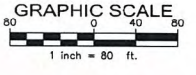
**CIVIL OFF-SITE IMPROVEMENT PLANS
 STORM DRAIN KEY MAP**

STORE NO. 5864-00
 1511 GRANT AVENUE
 GARDNERVILLE, NEVADA



DATE:	04-15-11
DRAFTED BY:	PCE
DESIGNED BY:	PCE
CHECKED BY:	CG
PROJECT NO.	5079.0054

SHEET NUMBER	C14.11
	13 OF 41



CALL USA NORTH 2 WORKING DAYS TO 14 CALENDAR DAYS BEFORE YOU DIG
811 OR
 1-800-227-2600

P:\2013\0505\0505\CAD\Projects\Drawings\Map Plans\US\0505\0505.dwg - DC: c0140k411-08-15.dwg Jan 03, 2013 - 11:38am

8-2

LEGAL DESCRIPTION:
PUBLIC STORM DRAIN EASEMENT #1

ALL THAT REAL PROPERTY SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, WITHIN A PORTION OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BASIS OF BEARING OF THIS DESCRIPTION IS N 44°45'21"W ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF MATHIAS PARKWAY AS SHOWN ON THE "RECORD OF SURVEY FOR JACOBSEN FAMILY SURVIVOR/RESIDUAL TRUST" AS FILED FOR RECORD MAY 11, 2000 IN THE OFFICE OF THE RECORDER, DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 491782;

COMMENCING AT THE EASTERNMOST CORNER OF PARCEL 6 ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF MATHIAS PARKWAY (NOW MULLER PARKWAY) AS SHOWN ON SAID "RECORD OF SURVEY FOR JACOBSEN FAMILY SURVIVOR/RESIDUAL TRUST";

THENCE S 39°39'01"W, ALONG THE EASTERLY LINE OF SAID PARCEL 6, A DISTANCE OF 752.56 FEET;

THENCE N 50°21'01"W, A DISTANCE OF 50.42 FEET TO THE **TRUE POINT OF BEGINNING;**

THENCE S 45°14'39"W, A DISTANCE OF 179.69 FEET;

THENCE S 42°47'12"E, A DISTANCE OF 140.25 FEET TO THE WESTERLY RIGHT OF WAY LINE OF CHARLOTTE WAY;

THENCE S 29°35'16"W AND ALONG SAID RIGHT OF WAY, A DISTANCE OF 20.99 FEET;

THENCE N 42°47'12"W AND DEPARTING SAID RIGHT OF WAY, A DISTANCE OF 145.92 FEET;

THENCE S 45°14'39"W, A DISTANCE OF 103.29 FEET;

THENCE N 44°44'56"W, A DISTANCE OF 276.49 FEET;

THENCE S 45°15'04"W, A DISTANCE OF 10.00 FEET;

THENCE N 44°44'56"W, A DISTANCE OF 519.54 FEET;

THENCE N 65°24'36"E, A DISTANCE OF 31.67 FEET;

THENCE N 50°46'38"E, A DISTANCE OF 13.95 FEET;

THENCE S 31°47'39"E, A DISTANCE OF 22.98 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 332.50 FEET, A CENTRAL ANGLE OF 12°57'17" AND AN ARC LENGTH OF 75.18 FEET;

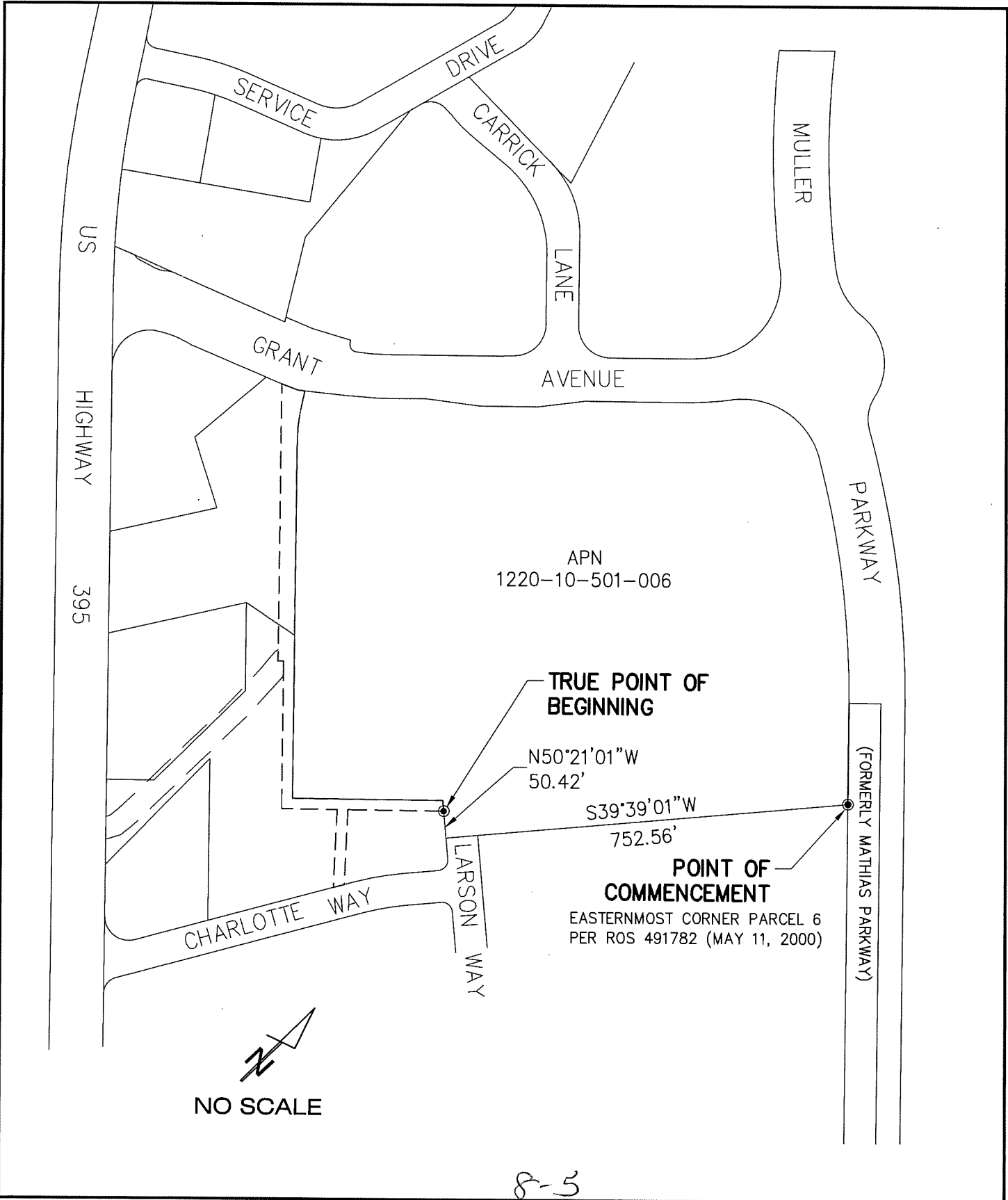
THENCE S 44°44'56"E, A DISTANCE OF 666.83 FEET;

THENCE N 45°14'39"E, A DISTANCE OF 281.03 FEET;


THENCE S 50°20'55"E, A DISTANCE OF 20.10 FEET TO THE **TRUE POINT OF BEGINNING**;

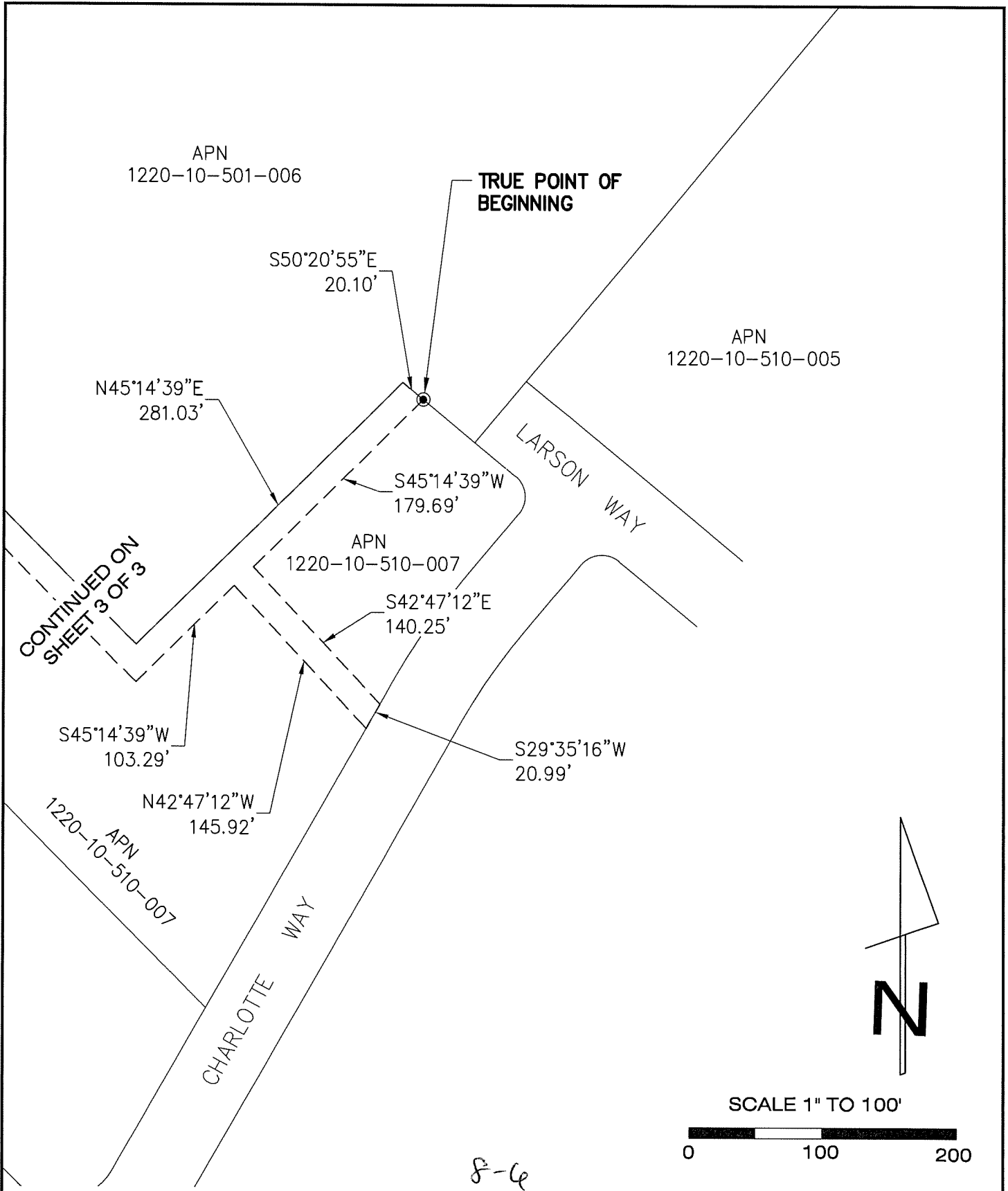
SAID PARCEL CONTAINS 0.687 ACRES OR 29,919 SQUARE FEET MORE OR LESS.

LEGAL DESCRIPTION PREPARED FOR AND ON BEHALF OF PENTACOR ENGINEERING, LLC. BY RUSSELL A. WARING, PLS 8298



8-5

PUBLIC STORM DRAIN EASEMENT #1 EXHIBIT		 PENTACOR™ 7150 E. CAMELBACK RD, SUITE 444 SCOTTSDALE, ARIZONA 85251 (480) 346-3210
DATE: 01-28-13	PROJECT No. 5079.0054	
DRAWN BY: JHD	SHEET: 01 OF: 03	



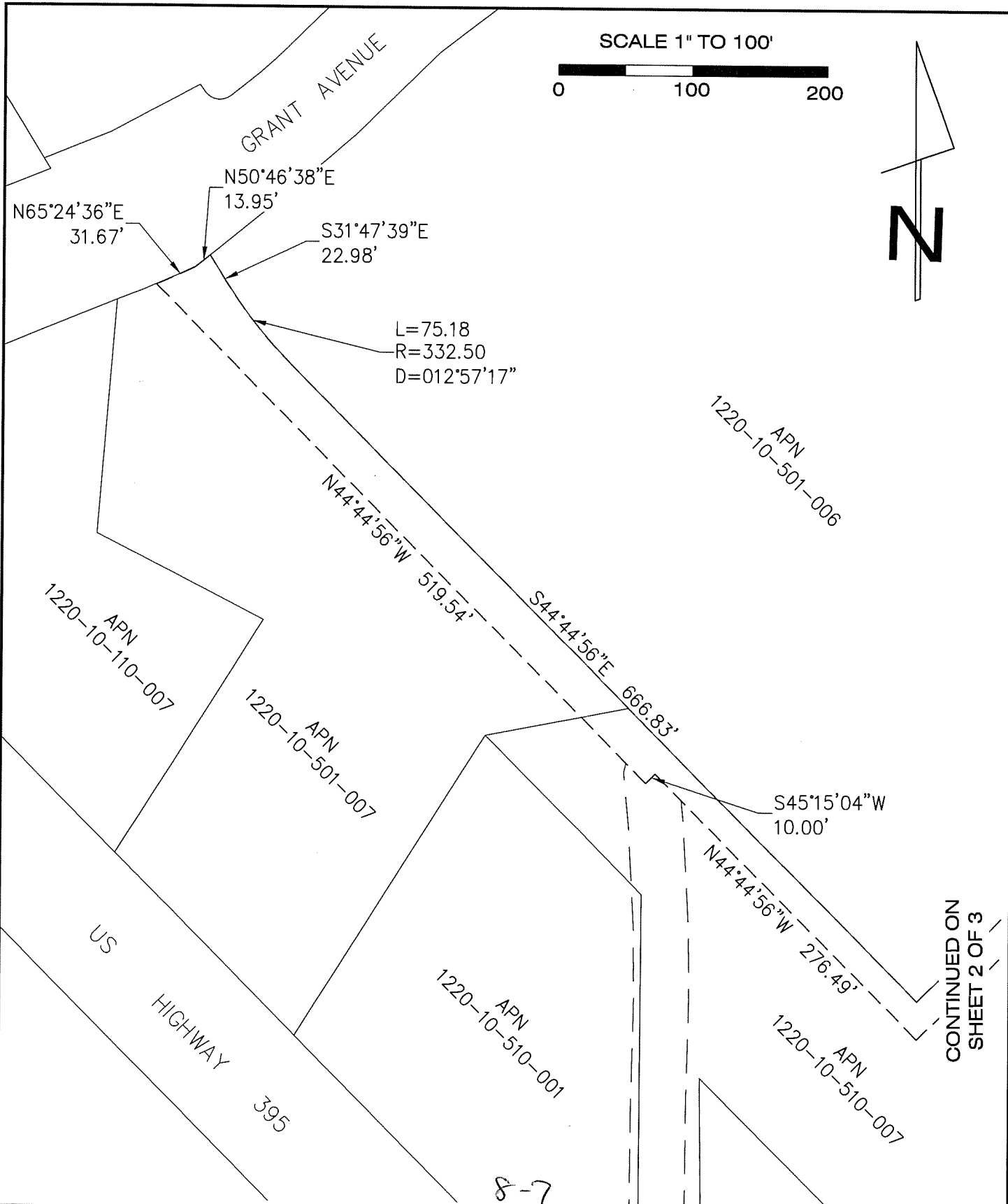
**PUBLIC STORM DRAIN EASEMENT #1
EXHIBIT**



7150 E. CAMELBACK RD,
SUITE 444
SCOTTSDALE, ARIZONA 85251
(480) 346-3210

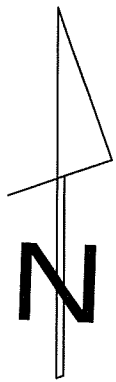
DATE: 01-28-13
DRAWN BY: JHD

PROJECT No. 5079.0054
SHEET: 02 OF: 03



SCALE 1" TO 100'

0 100 200



CONTINUED ON
SHEET 2 OF 3

8-7

**PUBLIC STORM DRAIN EASEMENT #1
EXHIBIT**

DATE: 01-28-13
DRAWN BY: JHD

PROJECT No. 5079.0054
SHEET: 03 OF: 03

PENTACOR™
7150 E. CAMELBACK RD,
SUITE 444
SCOTTSDALE, ARIZONA 85251
(480) 346-3210

LEGAL DESCRIPTION:
PUBLIC STORM DRAIN EASEMENT #2

ALL THAT REAL PROPERTY SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, WITHIN A PORTION OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BASIS OF BEARING OF THIS DESCRIPTION IS N 44°45'21"W ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF MATHIAS PARKWAY AS SHOWN ON THE "RECORD OF SURVEY FOR JACOBSEN FAMILY SURVIVOR/RESIDUAL TRUST" AS FILED FOR RECORD MAY 11, 2000 IN THE OFFICE OF THE RECORDER, DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 491782;

COMMENCING AT THE EASTERNMOST CORNER OF PARCEL 6 ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF MATHIAS PARKWAY (NOW MULLER PARKWAY) AS SHOWN ON SAID "RECORD OF SURVEY FOR JACOBSEN FAMILY SURVIVOR/RESIDUAL TRUST";

THENCE S 39°39'01"W, ALONG THE EASTERLY LINE OF SAID PARCEL 6, A DISTANCE OF 660.49 FEET TO THE **TRUE POINT OF BEGINNING;**

THENCE S 39°39'01"W, A DISTANCE OF 92.07 FEET;

THENCE N 50°20'59"W, A DISTANCE OF 70.52 FEET;

THENCE N 45°14'39"E, A DISTANCE OF 41.11 FEET;

THENCE N 87°54'54"E, A DISTANCE OF 83.90 FEET TO THE **TRUE POINT OF BEGINNING;**

SAID PARCEL CONTAINS 0.103 ACRES OR 4,504 SQUARE FEET MORE OR LESS.

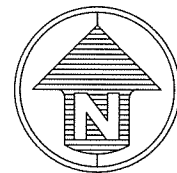
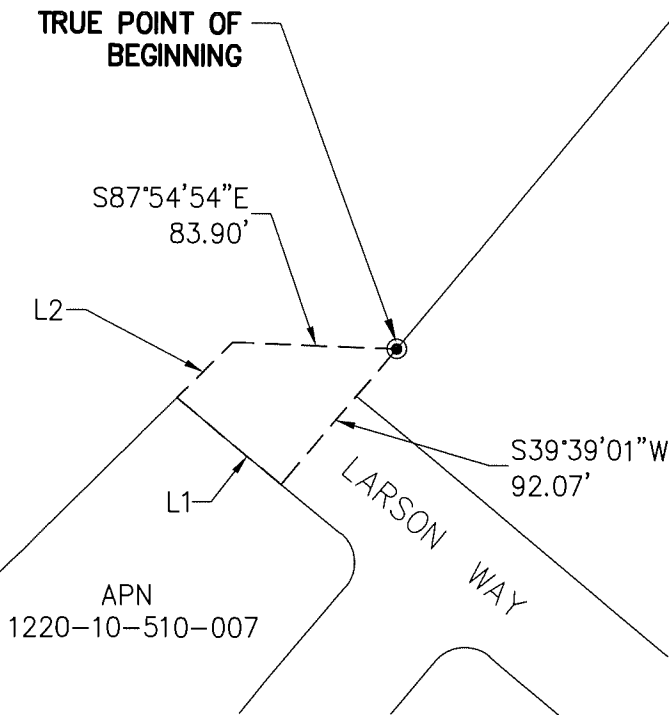
LEGAL DESCRIPTION PREPARED FOR AND ON BEHALF OF PENTACOR ENGINEERING, LLC. BY RUSSELL A. WARING, PLS 8298

LINE TABLE		
#	LENGTH	BEARING
L1	70.52	N50°20'59"W
L2	41.11	N45°14'39"E

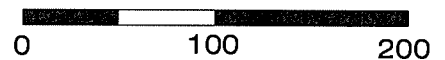
POINT OF COMMENCEMENT
 EASTERNMOST
 CORNER PARCEL 6
 PER ROS 491782
 (MAY 11, 2000)

APN
 1220-10-501-006

APN
 1220-10-510-005



SCALE 1" TO 100'



**PUBLIC STORM DRAIN EASEMENT #2
 EXHIBIT**

DATE: 01-28-13

PROJECT No. 5079.0054

DRAWN BY: JHD

SHEET: 02 OF: 02



7150 E. CAMELBACK RD,
 SUITE 444
 SCOTTSDALE, ARIZONA 85251
 (480) 346-3210

Gardnerville Town Board
AGENDA ACTION SHEET



1. **Not for Possible Action.** Discussion on the Main Street Program Manager's Monthly Report of activities for February 2013. (approx 5 minutes)

Funds Available: Yes X N/A

2. Department: Main Street Program

Prepared by: Paula Lochridge

3. Meeting Date: February 5, 2013 Time Requested: 5 minutes

4. Agenda: Consent X Administrative

5. Background Information: See attached

6. Other Agency Review of Action: X N/A

7. Board Action:

Approved Approved with Modifications
Denied Continued



To: Gardnerville Town Board
Fr: Paula Lochridge, Main Street Gardnerville Program Manager
Re: Program Manager's Report for February 5, 2013

Committee Reports from Main Street Gardnerville:

Design Committee:

- *Flower Basket* sponsorships are being taken now for the 2013 season. More information is included in your packet.
- The *Sidewalk Gallery* will be updated within the next two weeks to showcase the flower baskets and adopt-a-pots program. More photos from the Douglas High School Photography class will be featured in the Sidewalk Gallery in March.
- Work is beginning in the *Heritage Parks Gardens*... Carol Sandmeier, Chairperson for this Committee, will attend your next meeting on March 5th to provide you with an update and progress of this project.

Economic Restructuring Committee:

- Volunteers will soon be canvassing the district to update our *Business Inventory* list.
- We are looking into updating our *Market Analysis Research Report* (which was initially completed in 2010 through a grant from USDA Rural). I've been told that we should wait at least another year in order to accurately research any direct impact on our district that new businesses/closed businesses may have on our district. I've included a brief excerpt from the original study in your packet.
- Developing partnerships with other individuals and organizations to establish a plan to begin *business recruitment* to the downtown district.

Organization Committee:

- A letter requesting *funding from Douglas County* was sent to the County Manager on January 30th by the President and Vice-President of our board.
- We have made a policy change and *membership* will now be based on the fiscal year being July 1st. Pro-rated rates will be calculated as needed. Once the membership brochure is approved (hopefully during our Feb 20th board meeting) we will launch an extensive membership campaign/drive.

Promotion Committee:

- We will be conducting a 1 day wine training and marketing program in March for our businesses who participate in the *Thirsty Third Thursday Wine Walks* as a method to increase foot traffic through each establishment during the wine walk season. (These wine walks take place the third Thursday of each month, May-September.)
- Looking into possibly teaming up with the Genoa Cowboy Poetry & Music Festival event again, as we did last year, with an event here in the district. I'll be attending meetings on the 31st and 1st to discuss the possibilities.

Upcoming events and dates:

- Our Next Cash Mob, Saturday, February 2nd (Frontier Antiques) There are details in your packet.
- Monthly Morning Coffee Meetings resume on Tuesday, February 5th at 8:30 am.
- Main Street Gardnerville Board Meeting, Wednesday, February 20th at 6 pm.
- March 26th, 4-7 pm Economic Vitality Showcase (*I have been asked to be part of the 3-person presentation, representing all 12 champions of this effort.*)

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



Paula Lochridge,
Main Street Gardnerville Program Manager



Let's Make Gardnerville Bloom

Sponsor a *"Basket of Flowers"* that will be part of the Main Street Gardnerville District all Summer long

By sponsoring a "Basket of Flowers" it allows you to become part of the beautification of downtown Gardnerville as well as a supporter of the Horticultural Programs at China Spring Youth Camp/ Aurora Pines Facility, Douglas High School and Smith Valley School.



The donation cost is \$85 per basket.

Please contact:

Main Street Gardnerville
1407 Main Street, Hwy 395
Gardnerville, NV 89410
Phone: 775.782.8027

Email: info@mainstreetgardnerville.org

Website: MainStreetGardnerville.org

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



- Special to The R-C

Main Street Gville offers flower baskets as Valentines

JANUARY, 29 2013
STAFF REPORTS

Main Street Gardnerville has a message for prospective Valentines this year: "Surprise your Valentine by giving a special basket of flowers that will be part of the Main Street Gardnerville district all summer long."

In a press release, MSG Program Manager Paula Lochridge said the flower basket gifts allow couples to become part of the beautification of downtown Gardnerville as well as a supporter of the horticultural programs at China Spring Youth Camp and Aurora Pines Girls Facility, Douglas and Smith Valley high schools.

"Driving through Gardnerville in previous summers, you saw beautiful flowering baskets hanging from the lamp posts along the Main Street District," said Lochridge. "This summer our goal is to hang 62 baskets with your help."

The donation amount is \$85 per basket. Gardnerville officials plan to hang the fully flowering baskets in early June, weather permitting.

"You and your Valentine can admire these lush flowers all summer long without having to water them," Lochridge said. "In return for your payment, you will receive a card with a special Valentine's Day message intended for your use. This is a thoughtful way to say 'Happy Valentine's Day' or perhaps the perfect gift for a birthday or anniversary. The card can be modified for any occasion."

To sponsor a basket, call the Main Street Gardnerville office at 782-8027.

Main Street Gardnerville is a nonprofit, community-based self-help program with various members of the community volunteering to revitalize the downtown. Even though Main Street Gardnerville focuses strictly on the downtown district, the program benefits the entire community and surrounding areas, Lochridge said.

For more information, visit www.mainstreetgardnerville.org.

<http://www.recordcourier.com/apps/pbcs.dll/article?AID=/20130130/NEWS/130129906/1062&ParentProfile=1049&template=printart>

A Brief Excerpt from a Study of the

**Economic Market Analysis of the
Main Street Gardnerville District**



For Additional Detailed Information Contact:

**Ms. Paula Lochridge, Program Manager
Gardnerville Main Street, Inc.**

1407 Highway 395 North

Gardnerville, Nevada 89410

775-782-8027

plochridge@mainstreetgardnerville.org

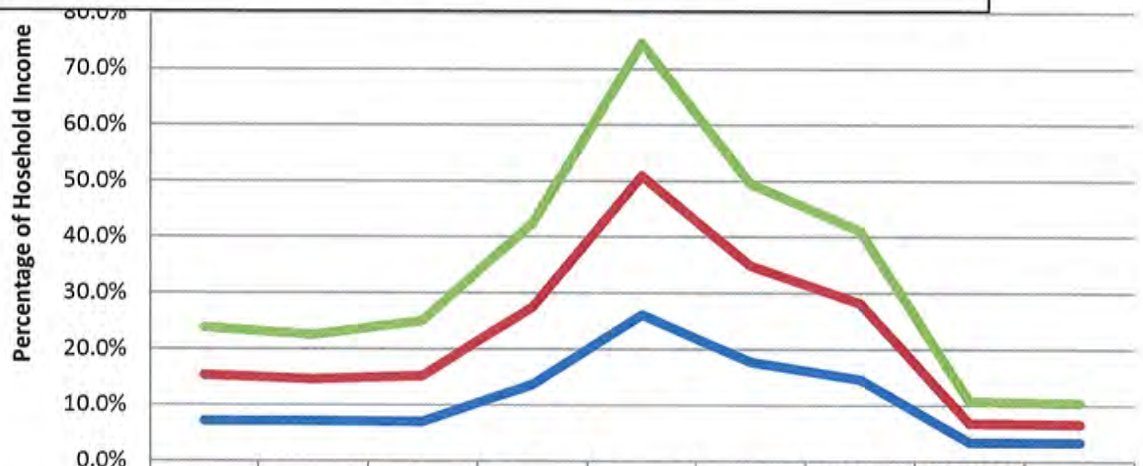
January 15, 2010



Report funded through a partnership with the United States Department of Agriculture Rural Development via a "Rural Business Enterprise Grant (RBEG)"

Main Street Gardnerville is an Equal Opportunity Provider

Graph 1: A display of household income taking into account the drive time from the center of MSG estimated for 2009.



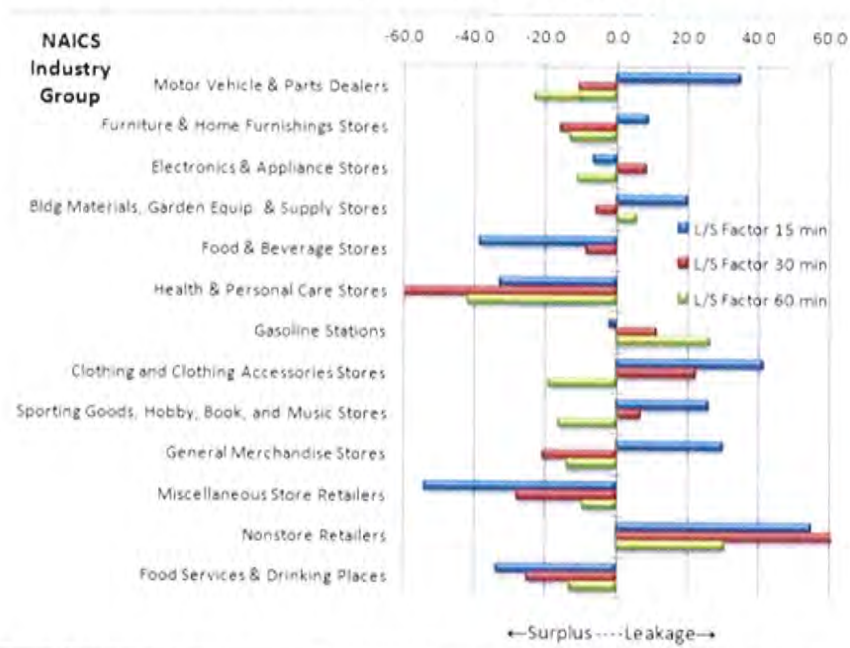
	< \$15,000	\$15,000 - \$24,999	\$25,000 - \$34,999	\$35,000 - \$49,999	\$50,000 - \$74,999	\$75,000 - \$99,999	\$100,000 - \$149,999	\$150,000 - \$199,999	\$200,000 +
Households by Income: 2009 60 min	8.5%	7.9%	9.8%	15.0%	23.7%	14.6%	12.9%	3.9%	3.8%
Households by Income: 2009 30 min	8.2%	7.5%	8.2%	13.9%	24.8%	17.2%	13.6%	3.4%	3.2%
Households by Income: 2009 15 min	7.1%	7.1%	7.0%	13.7%	26.1%	17.7%	14.6%	3.4%	3.4%

The household income for all three trade areas show very strong in the \$50-\$75,000 range. The chart below breaks out basic demographic data in all three trade areas of this study. This also included projections into 2014.

Chart 2: A summary of basic demographic data listed by year by specific drive time so projections can be compared to baseline census data.

	2000			2009			2014		
	15 min	30 min	60 min	15 min	30 min	60 min	15 min	30 min	60 min
Population	21,243	66,321	201,112	26,341	76,437	248,531	28,650	81,097	271,299
Households	8,172	25,734	78,643	10,294	29,977	97,272	11,262	31,916	106,277
Families	6,064	17,710	52,284	7,577	20,573	64,180	8,261	21,879	69,830
Average Household Size	2.58	2.45	2.51	2.54	2.44	2.51	2.53	2.44	2.52
Owner Occupied Housing Units	5,820	17,497	49,089	7,384	20,599	61,621	8,093	21,985	68,356
Renter Occupied Housing Units	2,352	8,237	29,554	2,910	9,378	35,651	3,169	9,931	37,921
Median Age	39.9	40.4	37.8	43.4	43.3	39.7	43.8	43.9	39.8

Leakage/Surplus Factor by Industry Group



Graph 5: Provides insight on some of the possible business categories at the 3-digit NAICS level that may be over-retailed. Conversely, it also points out some areas of opportunity for growth and recruitment by Main Street Gardnerville.

From this work there was one sector in particular that came to the forefront. In the two closest trade areas the Clothing and Accessories sector was determined to show significant leakage. This leakage translates to over a \$5 million dollar opportunity for Main Street Gardnerville. Not only is it clear the need exists for additional retail in this sector, the amount of market available close to home is quite significant. The \$5 million opportunity is more than half of the estimated demand in this sector.

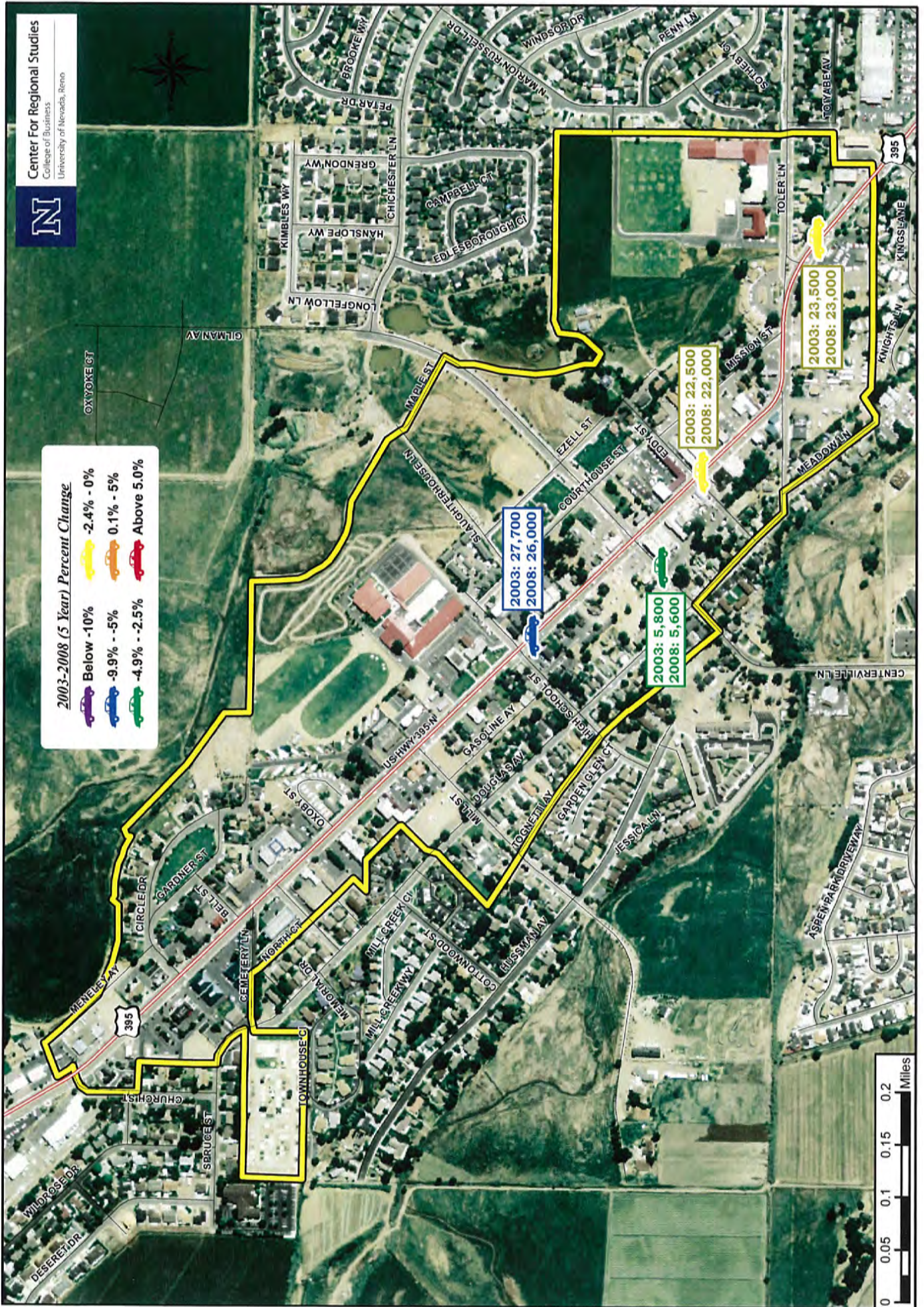
At least two other sectors showed promise; these were the Book, Periodical, and Music Stores, and the Sporting Goods, Hobby, and Musical Instrument Stores. These two sectors are not near as strong as the Clothing and Accessories sector but still show chances for well managed stores to be successful. Furthermore the Building Materials and Supplies Dealers showed promise, but this would need to be a very select and specialty store focused on the specific area demographic.

There are many other business opportunities available in Main Street Gardnerville. For additional information contact Paula Lochridge at 775-782-8027 or plochridge@mainstreetgardnerville.org

2008 & 2003 Average Daily Traffic (Both Ways)

Main Street District -- Gardnerville, Douglas County, Nevada

Source: NDOT 2008 Annual Traffic Report





Main Street Gardnerville

continues with its

“Cash Mob”

Economic Stimulus Campaign

A “**Cash Mob**” is a new movement aimed at supporting local businesses and rebuilding communities.

“**Cash Mobbers**” join together and commit to spending \$10-20 at a predetermined local business.

The next “**Cash Mob**” will take place on **Saturday, February 2nd** at **Frontier Antiques & Collectables**, 1392 Main Street in Gardnerville.

Show up anytime during **Frontier Antiques & Collectables’** regular business hours **10 am – 5 pm** on **February 2nd** and commit to investing \$10-20 back into our local economy.

A Cash Mob is just one way that a shopper can have a huge impact on our local economy.

**Join our Facebook Group at
“Main Street Gardnerville Cash Mob”**

According to the American independent Business Alliance, when a consumer spends \$100 in a locally owned business, \$45 of it stays in the community. When that same \$100 is spent in a national chain store, only \$13 stays local.

Ph: 775.782.8027

1407 Main Street (Hwy 395 N), Gardnerville, NV 89410

Fax: 775.782.7135

www.MainStreetGardnerville.org

Main Street Gardnerville is a 501c6 corporation and an equal opportunity provider.

Lochridge, Paula

From: Don Boos <donboos@charter.net>
Sent: Wednesday, January 30, 2013 5:28 PM
To: Paula Lochridge
Subject: Acknowledgement

Paula,

Thanks for the Birthday greeting. I'm on facebook but don't function with it. But not many 74 year old 'Old Farts' are that notable anyway.

I was recently in Singapore and was so enthralled with the place. It's a wonderful Contemporary City, a factor shared with Dubai, maybe Hong Kong but there's too much trash there. Singapore is unusually so clean, no cigarette smoking allowed, no litter, many ethnic groups all get along, amazingly. They live by some strict rules which seem to embolden a great civic pride. I sensed that, where everyone is aware of the wonderful clean place they live in and cherish it. Everyone I met and dealt with was friendly and most spoke English. While there, I wondered about what other places I've been where one might feel in the World a similar wonder in the refreshing aspect of civic pride. You guessed it, my vote is for Gardnerville.

Granted, we're not as clean, we have some smokers and trash residue is often blowing around, but with astute caring people managing the important aspects such as you Paula, Tom and Carol, among many others I don't even know, it's truly credible, a pleasant place to live. If I had a certificate or flag proclaiming a wonderful civic pride, as I experienced in Singapore, I'd present it here.

Truly and sincerely,



Don Boos

Gardnerville Town Board

AGENDA ACTION SHEET



1. **For Possible Action:** Discussion to approve, approve with conditions, or deny approval of Resolution 2013-02 making application to the Douglas County Board of Commissioners for permission for the Town of Gardnerville to acquire the property known as "Eagle Gas," APN 1320-33-402-075, pursuant to the provisions of NRS 361.603, which application will include actual acquisition of the property by the Town upon the satisfaction of the provisions of NRS 361.603, and authorize the Chairman to sign all associated acquisition documentation, with public comment prior to Board action.

2. **Recommended Motion:** Motion per discussion from the Board.

Funds Available: Yes N/A

May not be any cost to the town for the property. The project will need to be part of the CIP.

3. **Department:** Administration

Prepared by: Tom Dallaire

4. **Meeting Date:** February 5, 2013 **Time Requested:** 15 minutes

5. **Agenda:** Consent Administrative

Background Information: In September 2012, Staff presented an item to the Board on acquiring the above referenced property at an auction on the steps of the Douglas County Courthouse. The Board did not feel like we should be spending money on acquiring the property at that time and a tax sale would be a good option for acquiring the property. The property proceeded to auction two more times, both of which did not receive bids at that time. The property tax is still owed to the County and the Town and County staff believe the property has the potential to be an improvement to that end of town. The site is abandoned once again with parked cars for sale in the parking lot. The project would be completed over the course of a few years, but we cannot proceed unless we actually own the property.

See the attached information.

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

7. **Board Action:**

Approved

Denied

Approved with Modifications

Continued

Background information, Continued:

Staff has prepared conceptual drawings of a concept that proposes a gateway to the Main Street District, improved access to the site from Mission Street and Highway 395, the concept does provide a small pocket park, minimal public parking benefiting a few of the business in the immediate area and possibly a public restroom. This site was identified as a potential parking lot in the Town's Parking District Strategy. There is a considerable liability with the site as contamination was identified in 2004 and the tanks were lined at that time. Testing of those tanks ceased in 2007 and the tanks have not been tested since. There are grant funding opportunities, through the state and federal Brownfields programs to get the phase I and phase II studies completed. This will take some time to complete. The town needs to own the property to proceed.

CBDG funds are available if we partner with Douglas County who would need to be the ones to apply for the funding. Douglas County last applied for CBDG funds in 2009 and since it has been several years since they last applied it will increase our chances for funding. This would be an awarded project and the town would have to provide matching funds for this application.

State Brownfields program will assist in the Phase I and Phase II studies to determine the extent that we will be required to mitigate from the previous contamination.

Federal Brownfield's program could provide funding for the demolition of the existing structures and tank removal.

Additionally, NDOT may provide funding for the new entrance improvements, curb gutter and sidewalk improvements and accessible ramps to the site.

NRS 361.595 Conveyances of property held in trust by county treasurer: Procedure; order of county commissioners; deeds to purchasers.

1. Any property held in trust by any county treasurer by virtue of any deed made pursuant to the provisions of this chapter may be sold and conveyed in the manner prescribed in this section and in NRS 361.603 or conveyed without sale as provided in NRS 361.604.

2. If the property is to be sold, the board of county commissioners may make an order, to be entered on the record of its proceedings, directing the county treasurer to sell the property particularly described therein, after giving notice of sale, for a total amount not less than the amount of the taxes, costs, penalties and interest legally chargeable against the property as stated in the order.

3. Notice of the sale must be:

(a) Posted in at least three public places in the county, including one at the courthouse and one on the property, not less than 20 days before the day of sale or, in lieu of such a posting, by publication of the notice for 20 days in some newspaper published within the county, if the board of county commissioners so directs.

(b) Mailed by certified mail, return receipt requested, not less than 90 days before the sale, to the owner of the parcel as shown on the tax roll and to any person or governmental entity that appears in the records of the county to have a lien or other interest in the property. If the receipt is returned unsigned, the county treasurer must make a reasonable attempt to locate and notify the owner or other person or governmental entity before the sale.

4. Upon compliance with such an order the county treasurer shall make, execute and deliver to any purchaser, upon payment to the county treasurer, as trustee, of a consideration not less than that specified in the order, a quitclaim deed, discharged of any trust of the property mentioned in the order.

5. Before delivering any such deed, the county treasurer shall record the deed at the expense of the purchaser.

6. All such deeds, whether issued before, on or after July 1, 1955, are primary evidence:

(a) Of the regularity of all proceedings relating to the order of the board of county commissioners, the notice of sale and the sale of the property; and

(b) That, if the real property was sold to pay taxes on personal property, the real property belonged to the person liable to pay the tax.

7. No such deed may be executed and delivered by the county treasurer until he or she files at the expense of the purchaser, with the clerk of the board of county commissioners, proper affidavits of posting and of publication of the notice of sale, as the case may be, together with his or her return of sale, verified, showing compliance with the order of the board of county commissioners, which constitutes primary evidence of the facts recited therein.

8. If the deed when regularly issued is not recorded in the office of the county recorder, the deed, and all proceedings relating thereto, is void as against any subsequent purchaser in good faith and for a valuable consideration of the same property, or any portion thereof, when his or her own conveyance is first recorded.

9. The board of county commissioners shall provide its clerk with a record book in which must be indexed the name of each purchaser, together with the date of sale, a description of the property sold, a reference to the book and page of the minutes of the board of county commissioners where the order of sale is recorded, and the file number of the affidavits and return.

[1:99:1893; A 1899, 79; 1917, 423; 1919 RL § 3767; NCL § 6529] + [Part 50:344:1953]—(NRS A 1969, 260; 1979, 467; 1989, 1628; 1999, 201; 2007, 2509)

NRS 361.600 Limitation of action to recover land sold for taxes. No action or counterclaim for the recovery of lands sold for taxes lies unless it is brought or interposed within 2 years after the execution and delivery to the purchaser of the quitclaim deed therefor by the county treasurer.

[Part 37:344:1953]—(NRS A 1979, 771; 1993, 2785)

NRS 361.603 Acquisition by local government or Nevada System of Higher Education of property held in trust.

1. Any local government or the Nevada System of Higher Education may, in the manner provided in this section, acquire property held in trust by the treasurer of the county in which the local government or any part of the System is located by virtue of any deed made pursuant to the provisions of this chapter.

2. Whenever any local government or the Nevada System of Higher Education determines that a public purpose may be served by the acquisition of the property, it may make application to the board of county commissioners for permission to acquire the property. If the board of county commissioners approves the application, it shall direct the county treasurer to give notice of intent to sell to the last known owner or heirs or devisees of the last known owner of the property in the manner provided by law.

3. The last known owner may, within 90 days after the notice, redeem the property by paying to the treasurer the amount of the delinquent taxes, plus penalties, interest and costs.

4. If the owner fails to redeem the property within the time allowed, the county treasurer shall transfer the property to the local government or the Board of Regents of the University of Nevada upon receiving from it the amount of the delinquent taxes, except as otherwise provided in subsection 5.

5. If property is so transferred to a local government for street, sewer or drainage uses, for use in a program for the rehabilitation of abandoned residential properties established by the local government pursuant to chapter 279B of NRS, or for use as open-space real property as designated in a city, county or regional comprehensive plan, the delinquent taxes need not be paid.

6. As used in this section, "open-space real property" has the meaning ascribed to it in NRS 361A.040.

(Added to NRS by 1969, 259; A 1973, 278; 1979, 486; 1981, 505; 1989, 191; 1993, 397; 1999, 1321)

RESOLUTION 2013-02

A RESOLUTION OF THE GARDNERVILLE TOWN BOARD MAKING APPLICATION TO THE DOUGLAS COUNTY BOARD OF COMMISSIONERS FOR PERMISSION FOR THE TOWN OF GARDNERVILLE TO ACQUIRE PROPERTY, DOUGLAS COUNTY ASSESSOR'S PARCEL NUMBER 1320-33-402-075, PURSUANT TO NRS 361.603

W I T N E S S E T H

WHEREAS, the Gardnerville Town Board ("Board") is a duly authorized town board pursuant to Nevada Revised Statutes ("NRS") Chapter 269 and Douglas County Code ("DCC") 18.06; and

WHEREAS, the Board finds that the acquisition of that property known as "Eagle Gas," Douglas County Assessor's Parcel Number ("APN") 1320-33-402-075, will serve a public purpose for the Town and its citizens; and

WHEREAS, NRS 361.603 allows the Town of Gardnerville ("Town") to acquire property held in trust by the Douglas County Treasurer by making application to the Douglas County Board of Commissioners pursuant to the requirements of NRS 361.603; and

WHEREAS, the Town is informed that the Eagle Gas property, APN 1320-33-402-075, is currently subject to the procedures set forth in NRS 361.603 for the acquisition of property by local governments; and

WHEREAS, the Board held its regular monthly meeting on Tuesday, February 5, 2013, at the Town Office, at which meeting the Board addressed the acquisition of the Eagle Gas property pursuant to NRS 361.603. Said meeting was properly noticed pursuant to NRS Chapter 241, a quorum of the Board was present at said meeting, and at said meeting the public was afforded an opportunity to comment regarding the acquisition of the Eagle Gas property.

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

1. The Board finds that its meeting held February 5, 2013, was properly noticed pursuant to NRS Chapter 241, that the Town's acquisition of the Eagle Gas property was discussed at said meeting, and that the public was afforded the opportunity to comment on the acquisition of the Eagle Gas property at said meeting.
2. The Board finds that a public purpose will be served by the Town's acquisition of the Eagle Gas property, APN 1320-33-402-075.

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3. The Gardnerville Town Board hereby makes application to the Douglas County Board of Commissioners, pursuant to NRS 361.603, for permission to acquire the Eagle Gas property, APN 1320-33-402-075. Under NRS 361.603, if the Douglas County Board of Commissioners approves this application, they are to direct the Douglas County Treasurer to give notice of intent to sell to the last known owner or heirs or devisees of the last known owner of the property the manner provided by law, and the last known owner or other appropriate party may, within 90 days after the notice, redeem the property by paying to the treasurer the amount of the delinquent taxes, plus penalties, interest and costs. If the owner or other appropriate party fails to redeem the property within 90 days, the Douglas County Treasurer is to transfer the Eagle Gas property to the Town of Gardnerville upon receiving from the Town the amount of delinquent taxes, subject to the exceptions described in NRS 361.603(5).

RESOLUTION PASSED this _____ day of February, 2013.

AYES:

NAYS:

ABSENT: _____

ATTEST:

TOM DALLAIRE, TOWN MANAGER
TOWN OF GARDNERVILLE

KEN MILLER, CHAIRMAN
GARDNERVILLE TOWN BOARD

APPROVED AS TO FORM AND CONTENT:

MICHAEL SMILEY ROWE, ESQ.
TYLER B. ALTOM, ESQ.
ROWE HALES YTURBIDE, LLP
TOWN COUNSEL

Gardnerville Town Board
AGENDA ACTION SHEET



1. **For Possible Action:** Discussion on the Town's Mission, Mission Goals, Core Values, and vision, direction to staff on the priority projects that will be included in the budget for Fiscal year 2013/2014, and any other items related to projects the town is working on.

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

Funds Available: Yes N/A

3. **Department:** Administration

Prepared by: Tom Dallaire

4. **Meeting Date:** February 5, 2013 **Time Requested:** 40 minutes

5. **Agenda:** Consent Administrative

Background Information: My plan is to give the Board members an overview. If any of you have ideas on new goals and or strategies we should discuss them and add them to the list. Does the Board have an appetite to hold a Saturday workshop again to work on the vision, goals and strategies? Do these projects still fit into the program?

We did a vision session on January 29, 2011 which is two years ago now. And those ideas are printed in this report for your review and reference. Please let staff know if there is anything you would like to add or remove from any of these. My goal for this item is to identify the projects that the Board still wants to pursue and fund for the budget over the next 5 years.

We have provided the Town Mission, Core Values, Strategic Plan, and Goals for your review and comment so you can provide additions or deletions.

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

7. **Board Action:**

Approved Approved with Modifications
 Denied Continued

Jim Park asked me what my vision was for Gardnerville. I took a lot of time to think and write down where I see Gardnerville in 10 years. Here is my version of a vision for Gardnerville.

The Town Board sets the vision for Gardnerville. So far they have not expressed an interest in changing or updating the current Strategic Plan, Town Goals, or Town Strategies that were developed in 2001. We will look at this again over the winter and continue our vision session. I have learned a few more tools to use to help the Board with work.

We have discussed projects that they are interested in doing. Traffic calming on Douglas and then Chichester were of the greatest interest to them. But after we drew up some plans and looked at costs, the Board did not want to move forward at this time due to the expense. Instead they wanted to focus on finishing projects that have been in the works or on the books for some time. Top priority was given to the Hellwinkel project. We are finally to the point where 80% design plans are being worked on. We will soon get a plan from Denny Peters showing options that will need to be discussed with the Board. The Toler culvert upgrade will not likely help the flooding issue as previously thought, so we are coming up with other options for drainage and control of the flood waters at the "S" curve. It may take private development to fix the problem, and we need to have a storm drain design plan on the shelf, if and when the property north of Kingslane ever develops. But at least the downstream infrastructure (the trench) will be in place when the development goes in.

This is the vision I have for the Town of Gardnerville for the next 10 to 15 years:

We will continue looking and applying for grant funding opportunities, partnering with other agencies to improve the pedestrian access throughout town, and search for additional funding to stretch the residents' tax dollars to the maximum.

The town has been instrumental in helping determine the final trail alignment for the proposed multi-modal trail that will extend from Jake's Wetlands Trail in Minden, connect into the existing Martin Slough Nature Trail, and then extend to Lampe Park. I would like to see a pedestrian or bike path on Centerville Road across the Cottonwood Slough and Carson River crossings.

I would like to continue the decorative street lights in downtown Gardnerville from the "S" curve south to Waterloo Lane. There will be major hurdles to overcome with the existing utilities in the highway and we will be receiving resistance from NV Energy on that project due to the complicated nature of the overhead power lines system currently in place. I figure we can start that project after the last light project is paid off in four years.

I plan to work with NDOT on some of the other projects that have been on the books - crosswalk improvements and Kingslane sidewalk - both of which have been approved by NDOT. We are waiting for their final agreement paperwork. I hope to continue with the NDOT program to improve the sidewalks and curb in downtown along 395 and add sidewalk where there is none currently. ADA requires at least one side of the road.

I will be focusing much of my efforts on flood control, where we have the authority to do so. The main thrust for now is the selection and planning of projects that need to happen in an effort to reduce the potential for flooding in town. We cannot really do that without the county on board, so working with them will be key to getting this accomplished. We will prepare a

planning document for the Town Board, identifying the flood hazards and issues, and possible solutions so as projects come to the Board the flooding concern can be identified.

We have started and will continue to maintain GIS records of town owned facilities, properties, street signs, curb, gutter, sidewalk, storm drain, trash routes, and of course MicroPaver with the pavement conditions. We did get the inspections of all town streets completed this past year so we can have staff maintain the inspections every year or at least hire it all out. We have that information attached to this report. We still need more consistent data to have a good plan and identify the rate at which the road is deteriorating.

We will continue working within our means to support existing infrastructure that we maintain, while saving funding for future projects. This will make it affordable for us to do larger projects every couple of years, such as: working on the many roads that need re-constructing; replacing more of the sidewalk, curb and gutters that are degrading and need to be repaired along the highway corridor; and working on the storm drain system. Much of the old storm drain system is CMP. We are currently cleaning and getting a video inventory of the condition of the pipe, and are working to prepare a condition index of sorts on the system so that we can identify the priority sections that need attention.

I would like to see Gilman Avenue developed to function like a smaller main street, similar to Esmeralda Avenue in Minden. Developers will need to bring proposals for development for that to happen.

I hope to see Sharkey's parking lot paved and landscaped, making it an attractive asset to the town and not an eye sore. We have been working with the County on this and have met with some cooperation from the county and the owners of Sharkey's.

I would like to see the Eagle Gas Station property developed into a parking lot to help surrounding business with parking and to become a gateway to the downtown district, similar to the Toler landscape islands.

We will continue to move toward becoming more transparent by getting information on the website, accessible to all, so that we can receive public input and feedback on specific Board items and public concerns. With the Heritage building (old GES) becoming vacant soon, due to GES recent expansion, I see that being a great opportunity to house the town offices, a board meeting room and be able to have area to hold cultural events to be attended by the public.

I would like to see the Main Street Program thrive. This program is vital to Gardnerville's survival. It has enjoyed great success thanks to the passionate group of recruited volunteers, and Paula's fantastic job of managing and directing its progress. The events they hold draw people into the downtown area and remind Carson Valley residents of all that downtown Gardnerville has to offer. There are fewer empty store spaces and the vacancies are not as prominent as they've been the past couple of years. When Walmart opens south of downtown, additional commercial space will be produced and filled with the anchor stores that tend to follow Walmart stores. There is a potential of an additional 80 acres of commercial space to develop, thanks to the settlement agreement with the county and the owners of the Virginia Ranch project. This is in addition to the commercial space already available in Jewel Commercial Park and the Peri property. We need to watch and monitor the progress of commercial development, staying focused on making the area attractive and working to get a southerly gateway on the property for

the town. Main Street is hoping to be able to draw shoppers from that new shopping area into downtown. We believe that there is an opportunity to get an information kiosk in the shopping center for information on downtown and the Carson Valley.

Towns Mission: “The Town of Gardnerville provides high quality services based upon community needs in a cost effective and efficient manner. We will strive to protect the community’s quality of life while pro-actively preparing for the future. We will be accessible and fully accountable to our community.”

Core Values:

Directive: The Town values statement shall establish the core values that assist in fulfilling the Town mission.

The Town Statement of Core Values adopted by official Board action shall be as follows:

1. We are proud of our historical, environmental, and cultural heritage, and will strive to project improved community awareness.
2. Our community is our number one priority. We will strive to meet the needs of all, while balancing our services to meet community wide needs.
3. The Town values honesty, integrity, and ethics. As community representatives, we strive to treat our staff, customers, and suppliers as we would want to be treated.
4. The Town values our employees, and strives to foster an atmosphere of teamwork and cooperation.
5. The Town operates as an “open” government which is accessible and fully accountable to our community.
6. The Town is always open to new ideas, and treats all ideas fairly.

Towns Strategic Plan

GOAL 1. Support an environment that attracts new businesses and is responsive to the needs of the current business community.

Long Term Strategy

- ❖ Develop strategies for attracting new business.
- ❖ Develop strategies that offer incentive for locating businesses into the Downtown Development area.
- ❖ Work cooperatively with other agencies and governments in economic development.
- ❖ Maintain a “business friendly” environment that attracts and retains businesses.

Short Term Action Plan

- ❖ Work with local business community to develop and enhance the Downtown Development area.
- ❖ The Town will, to the extent possible, contribute in both financial and non-financial means towards mutual goals of downtown development.
- ❖ The Town will continue to enhance and nurture its relationships with other government agencies, the Chamber of Commerce, NNDA, WNDD, the Gardnerville Business Association and others.
- ❖ The Town will, to the extent possible, work with other agencies to streamline the plan review process while maintaining the interests of community residents and businesses.

GOAL 2. Support, nurture, and recognize volunteer involvement in Town activities and events.

Long Term Strategy

- ❖ Maintain Gardnerville’s “small town” look and feel.
- ❖ Support community activities and events.
- ❖ Build on community pride to develop a richer sense of ownership.

Short Term Action Plan

- ❖ The Town will encourage staff and Board involvement in community activities.
- ❖ The Board will support fund-raising opportunities that support and enhance community goals.
- ❖ Continue to encourage and utilize volunteer opportunities for Town projects.
- ❖ The Town will actively solicit and encourage community involvement in Town planning.

GOAL 3. Conserve our historical, environmental, and cultural resources.

Long Term Strategy

- ❖ Support policies that maintain Gardnerville’s heritage while allowing for well managed and complimentary growth.
- ❖ Develop policies that recognize and support the Downtown Development area as a community resource.
- ❖ Encourage the preservation of historic buildings.
- ❖ Support the Downtown Vision Plan for development in that area.

Short Term Action Plan

- ❖ The Town will encourage partnerships to preserve culturally and historically sensitive areas of Town.
- ❖ The Town will continue to develop plans for Downtown revitalization and shall implement those plans as financial resources to do so are available.
- ❖ The Town will continue to work with the private sector to encourage and enhance Downtown revitalization.
- ❖ The Town will support and encourage activities in the Downtown Development area that are beneficial to the community.

GOAL 4. Maintain a well managed and fiscally sound government.

Long Term Strategy

- ❖ Continue to seek new ways of providing services more effectively and efficiently.
- ❖ Continue to develop Town Asset Management Systems that account for long-term costs of assets.
- ❖ Contract out services when appropriate and in the best financial interests of the community.
- ❖ Develop and nurture relationships with other agencies to share in service delivery costs when appropriate.
- ❖ Continue to encourage and recognize the value of a well-trained and motivated Town staff.

Short Term Action Plan

- ❖ The Town will continue the use of Asset Management Programs to aid in budgeting and accounting for future costs of infrastructure.
- ❖ The Town will be aggressive with maintenance activities to reduce long-term costs and to preserve infrastructure in a desirable condition.
- ❖ The Town will strive to attain a Pavement Condition Index that deserves pavement before reconstruction is necessary.
- ❖ The Board and staff will continue to encourage and support involvement in the Nevada League of Cities.
- ❖ Partnerships will continue to be encouraged and nurtured to share the cost of new services and programs.
- ❖ Staff will continue to be encouraged to seek additional training in work related areas.
- ❖ Staff compensation and benefits will be reviewed annually to insure equitability with performance.

GOAL 5. Maintain an open, accountable, and progressive government.

Long Term Strategy

- ❖ Maintain the Town's high standards in the conduct of local government.
- ❖ Encourage community involvement in Town operations.

Short Term Action Plan

- ❖ Continue the Town's Internet presence through regular updates to the Town web site.
- ❖ Continue the bi-monthly "Gardnerville News" newspaper articles.
- ❖ Continue to market the Town through opportunities to speak before community and civic groups.
- ❖ Develop and provide a regular "Gardnerville Report" on Douglas County Community Access Television when available.

GOAL 6. Work closely with other government agencies.

Long Term Strategy

- ❖ Continue to develop and nurture relationships with other agencies.
- ❖ Work with the Town of Minden and Douglas County on joint economic planning and development that creates a sense of "one destination" for residents and visitors alike.

Short Term Action Plan

- ❖ The Town, will to the extent possible, jointly bid projects with the Town of Minden and other agencies to reduce cost
- ❖ The Town will, to the extent possible, work with the Town of Minden on developing "inter-Town" work Teams to accomplish work of mutual benefit in a cost effective manner.
- ❖ The Town will, to the extent possible, explore options for mutually sharing the costs of projects and programs of mutual benefit with the Town of Minden and other agencies as appropriate.
- ❖ The Town Board and staff shall continue to meet with the Town of Minden at least semi-annually for joint planning.

Small Town:

Vision statement: Pedestrian friendly, centralized parking, adopt a southwestern/western architectural flavored design theme (with some diversity)

Place to raise children
Rural community
Small Town feel
Buildings all in order (none look abandoned)
Clean
Safe
Mayberry with mountains
Central hub
Multifunctional building

Sense of Community:

Vision statement: A community centered around an events center supported by a transportation system

Sense of community centers around a multifunctional center	
Pelota	Boys & Girls Club
Community Center	Events Center
Senior Center	Art Center
Combine resources with Minden	
Trolley system	Transportation Center
Pedestrian overpass	Parking to support small business
	Develop trail system

Quaint

Vision statement: Community Center for all with a large section for seniors

Town lottery to raise needed funds for improvements
Progressive – work together
Pelota, Civic or Community Center
Treescaped Main Street-NDOT row
Avenue
Develop arts
Walk/Bike friendly
More visual appeal (landscape, traffic islands)
Improve “visual” town area (Sharkeys)

Pedestrian Friendly:

Vision statement: A place where parking is apparent and available, shopping is convenient and accessible and the prospect of walking is attractive and possible.

A bypass of 395 through town of trucks

Enhance and preserve original town buildings

Build bypass – get trucks out of town

Pedestrian friendly – (sidewalks, crosswalks, seating)

Age of population

Traffic calming environment

More foot traffic downtown

Create a more walk friendly town

Less street traffic

Improve roads outside of town

Downtown Trolley/bus

User-People Friendly

Vision Statement: People know what is offered and what events are in town

Cultural heritage focused projects

Easy business access

Recreation - off road trails, explore Pine Nuts, rivers

Dog park

Maps - website

Central location for information on Town - kiosk sign

Communicate & cooperative with other towns

More parking and downtown shops

Desired Conditions

Recycling

Use of alternative energies & conservation measures

Central attraction theme

Wish list of Projects

Chichester crack sealing

storm drain replacement, repair and cleaning

Gasoline alley & Tognetti alley in need of repair

Clean up road at end of Mill Street

Install water loggers

Property across from park

Hellwinkel property

Pedestrian/ADA access

Douglas, Mill, High School Streets

Second downtown

traffic calming devices



GARDNERVILLE TOWN BOARD
STRATEGIC PLANNING WORKSHOP MINUTES
JANUARY 29, 2011

Purpose: To determine a Town Vision and the strategic actions needed over the next 5-15 years to approach that vision

- **Call to Order** - Chairman Philips called the meeting to order at 9:02 a.m.
- **Pledge of Allegiance** - Chairman Philips led the Pledge of Allegiance

PRESENT:

Mike Philips, Chairman

Robin Bernhard, Vice-Chairman
(joined the meeting at 9:15 a.m.)

Paul Lindsay

Ken Miller

Linda Slater

Steve Lewis, UNR Cooperative Extension

Tom Dallaire, Town Manager

Carol Louthan, Office Manager

- **Approval of the Agenda**

Motion Lindsay/Miller to approve the agenda. Motion carried.

- **Public Comment on Any Item Not on the Agenda-No Board Action**

Jeanne Lamb asked about the LED lighting.

Mr. Dallaire is having discussions with Nevada Energy at the moment. According to all of their research and studies it doesn't pay off. They are in charge of the energy.

Mr. Lindsay added even if they changed to LED the Town would still pay the exact same amount. We pay X amount for each light.

Mrs. Slater spoke with Lee Bonner of GE and he suggested maybe as the County all together they might have more clout. He was receptive to that.

Public comment closed.

ADMINISTRATIVE AGENDA

1. Welcome & Introductions

Chairman Philips welcomed everyone and asked each individual to state their name and give one aspect of Gardnerville they are the most proud.

Jeanne Lamb would say the Town Counsel. They are very open to the public. They are very considerate.

Brita Appel is part of the Douglas County Leadership Program. She is here to watch and learn. She likes that it still retains its rural quality. She moved here six years ago.

Susie Biaggini has lived here 35 years and seen a lot of changes.

Paula Lochridge, Program Manager for Main Street Gardnerville likes the support they get from the Town

for the program, the rural atmosphere and the fact there are so many things to do.

Ken Miller loves the outdoors year around. They do cross country skiing, hiking and kayaking. Also he had the privilege of raising all three children here.

Linda Slater has watched how progressive the Town has become. She would like to see that continue. They have a beautiful valley, the parks, the ponds, the walkways. That's what brings all of us together and makes people want to stop and maybe buy.

Paul Lindsay is most proud of what they have accomplished as a Town in the last 10 years or so. Main Street Lighting, Main Street Gardnerville, Heritage Park and the foresight of this Board and past Boards,

Mike Philips likes the people and their willingness to work together. Again with other Board members he is proud of what they have gotten done. He is especially proud of this Board. They have been so forward thinking.

Tom Dallaire, Town Manager, is most proud of the town in that the Board has accomplished so much over the last ten years. He looks forward to seeing some more impressive projects completed. This is why we wanted to have Steve come today and see what other projects we need to start working on. They have a CIP that needs some updating and insight. He loves the valley. He has been here since '84.

Steve Lewis is proud of the Board's progressiveness and interest in doing strategic planning. He would be very impressed if they stay focused on the work they accomplish today. That is hard to do. He is proud of the people, the appearance of the town and the direction they are going. He has lived here since 1990 and has seen some nice changes.

Chairman Philips believed one of the reasons this Board has been so successful is they have been staying focused on the plans they put in place and work toward them to try to finish them.

2. Vision – A Look Into the Future

Steve Lewis stated the purpose of this session is to try to construct a skeleton of a vision and then review the strategic plan goals in place as to how well they relate to that vision. We are looking at a time period of 5 to 15 years to reach that vision. Take some time to describe the vision elements. We will take some time to put some descriptors on the pieces to your vision.

Chairman Philips asked how the economy is going to affect what they will be talking about.

Mr. Lewis answered it is a big piece of it.

(Mr. Bernhard joined the meeting at 9:15 a.m.)

Mr. Lewis advised it is okay to have a far reaching vision. Who is to say it is unrealistic. They have lots of time before they actually get there. You want it to have a far reach but not be out of reach. Everything you do, all of your goals should be weighed against the vision. The vision is the ultimate goal. That is what you want to attain eventually. You should always use that as a gauge. Are they going in that vision direction or not?

Mr. Dallaire hopes this will target where are they going, where are they heading. The targets are what he is hoping to get out of this. The roads are in good shape. There are a few issues with the roads in Chichester. They will find out February 15 what the projections are. Today is just an overview of where they want to go and how to get there.

Chairman Philips asked Mr. Bernhard to give his name and one aspect of Gardnerville he is most proud.

Mr. Bernhard is proud of the difference you immediately notice: the old fashioned lights and the lines are buried. They don't have light pollution. Aside from the aesthetics of that, it points directly to all of the forward thinking that has come from this Board from generations before me. We're not just looking at the short term.

3. Vision Element Descriptions

Mr. Lewis would like the Board to take a snapshot of the current conditions. For each condition that currently exists in Gardnerville today, put it on a separate piece of paper.

Board members and the public gave their ideas on the current conditions.

Overcrowded senior center, friendly, clean, safe, financially stable, great roads, old town feel, proud heritage, Mayberry with mountains, welcoming, open, forward thinking people, outdoor paradise, friendly people, old town flavor has been maintained, rural, small town feel, friendly community, older town, old and new buildings, town that struggles to maintain its turn of the century charm, major highway transversing the entire length of town from north to south, welcoming community, needs work, quiet, everything in walking distance, quaint shops, main street, alive, limited senior support, no central attraction theme, involved educators, quaint, historical, friendly, rural community, clean, safe.

Mr. Lewis asked what is it we want to maintain. What is it we want to change? What conditions do they want to create? They need to think about the difference between today and tomorrow.

Board members wrote down their ideas on future conditions.

Community center for all with a large section for seniors, bypass of Hwy 395, enhance and preserve original town buildings, Pelota (Basque), a venue, building bypass, get trucks out of town, pedestrian friendly, sidewalks, crosswalks, seating, parking, more foot traffic downtown, improve roads outside of town, buildings all in order (none that look abandoned), create a more walk-friendly town, make Gardnerville a destination community, traffic calming environment, outdoor life, more parking, tree-scaped main street, cultural heritage focus projects, walk/bike friendly, more visual appeal (landscape, traffic islands), uniformity (signs, trails, roads), friendly outdoor community, improve visual town area, Town lottery, place to raise children, green living, destination, age of population, people shopping downtown, more downtown shops, tied in closer with other towns in the Carson Valley, directional signage so people know where to park, historical, friendly, rural, small town feel, quaint.

Brita Appel was attracted to this area because of the assisted living and Alzheimer's care.

Mr. Lewis asked everyone to break up into groups and each of the groups describe and write out describe what sense of community, pedestrian friendly, user/visitor/resident friendly, and small town.

Discussion on a theme from ideas that were generated.

Small Town – Pedestrian friendly, centralized parking, knowing your neighbors, adopt a southwestern, western architectural design theme with some diversity, expanding east and west including Douglas Avenue as an alternate future business and residential area, including traffic calming devices such as landscape medians.

User/people friendly – If there were 10,000 people walking downtown each one of them would know what the Town offered and what events are in town. We would need to be more communicative, cooperate with other towns, a central hub, easy access, central parking, update signage to be more decorative, maps on website, centralized location of information.

Carla Kune lives in Chichester. Her background is in geology. She is a teacher. She has been interested in attending County Commission meetings and wants to be more involved in the local piece. Because the economy is in the toilet it's seen as an opportunity. This area is going to experience a lot of development pressure in the next five years. It's critical to have a strategic vision. So this is the perfect place.

Pedestrian Friendly. Place where parking is apparent and available, shopping is convenient and accessible and the prospect of walking is attractive and possible. He brought up the idea of a pedestrian overpass.

Sense of Community – Community centered around an event center supported by a transportation system. Transportation system goes all the way back down to foot traffic transportation. The community center could be a multifunctional hub. That main hub would be the Pelota. If you have the vision to pull people in from as far

away as Europe, why not. The community center could also be a multifunctional center that would include a boys and girls club, a senior center, brings foreign tourists, promote art shows, promote music events. They felt Heritage Park would be a good place for something like this. From there you need to create a parking structure around there. Then you need transportation to get from the parking structure to get to the downtown area. That would support the businesses. A trolley system would be good. The Town would pay for the trolley system. But that's a good way to manage the traffic. A pedestrian overpass is a great way to minimize the traffic impact. Develop a trail system, bike paths.

Ms. Kune mentioned the models for this already exist. They exist in Sweden, Norway and Denmark. It's not reinventing the wheel. The CV Trails Association has all kinds of trails they are eager to develop.

He would encourage you to take the information and work with it. Everything you do should be aligned with this. Constantly be using that as a check to whether or not you are headed in the right direction with your efforts.

4. Capital Improvement Projects Review

Mr. Dallaire went over the capital projects on the current CIP - Martin Slough, storm drain replacement, road maintenance, sidewalk replacement, small equipment replacement, Chichester crack filling and overlays. These were the projects they had planned for 2011-2012 was basically Gilman and Chichester: fix the cracks and do a seal. Marion Russell, same thing, from Chichester to Lampe, overlay the Northampton, Wilson and Easton Streets. Those are in need of repair. They were planned to be done this year, but with the potholes and issues they had in front of the hospital on Virginia Ranch they decided to do the overlay there first. A pedestrian walkway across the highway would be nice. The budget and the economy will be an issue. There are two alleys: Gasoline alley and Tognetti. Both of those are in bad shape. Gasoline Alley is an unfunded project. They still have the owner of the ranch at the end of Mill Street. He is making a mess of the road. We need to work with him to get that cleaned up. Decorative signs throughout Town. Chichester still has the older signs. He would like to start replacing those. They have spent a lot of time on water rights, put in weirs to calculate how much water goes in and out of the wetland area. They have to keep track of that to prove beneficial use. Another thing that seems to be gaining popularity is electric car charging stations. Is that something they want to do?

Mr. Miller thought that would go well with the central parking. You could have a charging station at that location.

Mr. Dallaire put the Centerville bridge widening on there as a project that could be funded by NDOT. He submitted the project to NDOT as a funded project. He also submitted the section by Kingslane to NDOT. Storm drain replacement on Hwy 395 is also through NDOT. The High School Street extension is an unfunded project that would be cost shared with NDOT and the School District. What he has seen so far that is important to the Board is pedestrian access. ADA access should be a priority. That direction would need to come from the Board. They can start phasing this in to the CIP plan. The things he had was Gilman Lane would be an ideal spot for an Esmeralda Avenue type atmosphere. Heritage Park would be a hub. We need additional parking at Heritage Park for our events. Every major event we have called Spence Properties to see if we can use that lot for parking. He does have a plan to show downtown parking. That property would be a great spot for parking and a Pelota center. We would do Ezell. That would give another 30 stalls. The Chamber had their last luncheon at the Overland. It filled every parking stall in the park, down Gilman Avenue and some at Sharkey's parking lot. The parcel is 5.44 acres. He was hoping to purchase that property, but with the Hellwinkel parcel not being funded by the grant, it will be a little more difficult. His fear is that someone will come in and buy it and fence it off and they won't have access. If we had some place to stage the floats, the parade could start at Heritage Park.

Mr. Miller asked why they couldn't purchase it over a period of five or ten years with a down payment.

Mrs. Appel thought it is a unique parcel because of its location and that it could service the downtown area. It is very close. That should be a really high priority. If that land goes, where else do you have to look to?

Mr. Miller thought they could look at parcels that were already developed and pay a higher price.

Mrs. Slater asked if that was close enough for people to park and want to walk downtown?

Ms. Biaggini, Mr. Lindsay, Mr. Bernhard, Ms. Lochridge, Mr. Miller and Mr. Philips all believed it was.

Mr. Lindsay agreed that the other thing they have going is the floodway. That is one of our highest priorities.

Mr. Dallaire asked what kind of priorities are they going to set onto pedestrian access. Even if they do three or four streets at a time, in ten of fifteen years you have 20, 25 streets done.

Mr. Bernhard's priority is the Hellwinkel project.

Mr. Dallaire is working on that one. That one is in sight. We need more than one focus.

Chairman Philips thought one of the priorities should be ADA access before they come in and tell them it has to be done.

Mr. Miller felt one of the priorities should be Douglas Avenue sidewalks and ADA access. That is a secondary pedestrian way to the highway.

Mrs. Slater believed if they add the lighting on Douglas they would be planning for the future.

Ms. Biaggini would like to have the hanging baskets on the street as well.

Mr. Dallaire will make sure irrigation lines are added.

Mrs. Slater stated that would add all the basics they will need for the future to move east and west.

Chairman Philips thought the lighting would be a major expense. He is not sure they want to push that as something to do soon. They need to see how things are going economy-wise and make sure they are taking care of the problems such as bad sidewalks and ADA. As a second priority the lighting on Douglas.

Mr. Lindsay would like to make sure they put in all the infrastructure they need to be able to do the lighting eventually. They need to be planning ahead knowing what they are going to want to do. Handle the safety. Handle the ADA first. Make it a walkable community. Then add everything they will need to add the lights.

Mr. Dallaire asked if what he is hearing is if they do Douglas, what about High School? What about Mill?

Mrs. Slater looking long term they need to find out if there is a feeling from everybody to expand to create a second downtown. If so that needs to be a priority.

Mr. Dallaire felt if they do the pedestrian ramps they can incorporate the traffic calming devices in.

Mr. Bernhard felt they want to go away with something tangible.

Mrs. Appel thought they would need to come up with some kind of statement to give to the Record Courier to say this is what we accomplished at our meeting.

Mr. Lewis suggested Tom take into account all that has been shared and put it in some kind of prioritized plan and have the Board take a look at it.

Mr. Bernhard would like to see the CIP spreadsheet filled out. Have a wish list menu and have some ball park guesses of what it will cost. From there they can take the weed whacker to it.

Mrs. Slater added they can put it in the fiscal year categories. She asked that Mr. Dallaire compile all the information and bring it back to the Board.

Mr. Bernhard asked if in a month they could see this.

Mrs. Slater asked to have the things they discussed today to be included with what was there and prioritize them and put them into fiscal year implementation.

Mr. Bernhard would like the goals underneath the pillars they talked about where they are a little more strategically organized.

5. Goal Setting

Mr. Lewis asked everyone to look at the goals and try to align how these vision elements fit in the goals. If there is a goal that doesn't have any vision elements we question whether that is a legitimate goal. Then going into and looking at the strategic long term objectives and the short term actions. He would suggest Tom take this information and take that information and see if it fits in the format. Try to blend this new information and new prioritization of the capital improvement projects into your strategic plan. Right now this is kind of ambiguous. It doesn't have any specifics. If you were to incorporate specific projects into your strategic plan under these action categories you would make better use of the strategic plan.

Mr. Dallaire went through some of the items on the strategic plan.

Work cooperatively with other agencies and economic development – working on that.

Maintain a business friendly environment that retains businesses – Main Street is trying.

Support policies that support locally owned businesses – Trying

He is looking for more goals, new goals. The goals can stay the same. It's the long term strategy, short term action plan.

Take the lead on developing, enhancing and revitalizing the downtown area – we did that and Douglas County added it to one of the 12 economic vitality plans.

Encourage and support local businesses – trying

Continue to support local businesses – trying

So now what can they do. They're doing this already. We won't take all of these off the plan, but they need to add more to it.

Mr. Lewis stated what they tried to accomplish in this short period of time is to get a vision and work on the strategic actions that actually address that vision. It sounds like they have a skeleton on each of those things. When Tom puts this together you can take another look at it, work on it some more. This is a work in progress. You might identify what has been accomplished and what yet needs to be accomplished that addresses each of these things. Are they relevant? Do they still make sense? Are they written clearly? They talk about smart goals. Specific, measurable, attainable, realistic, time based is a smart goal. You know when you've accomplished a smart goal. We don't have any more time. You did a lot of great work.

Those present thanked Steve for being here.

6. Action Steps

(not discussed)

7. Reality Check

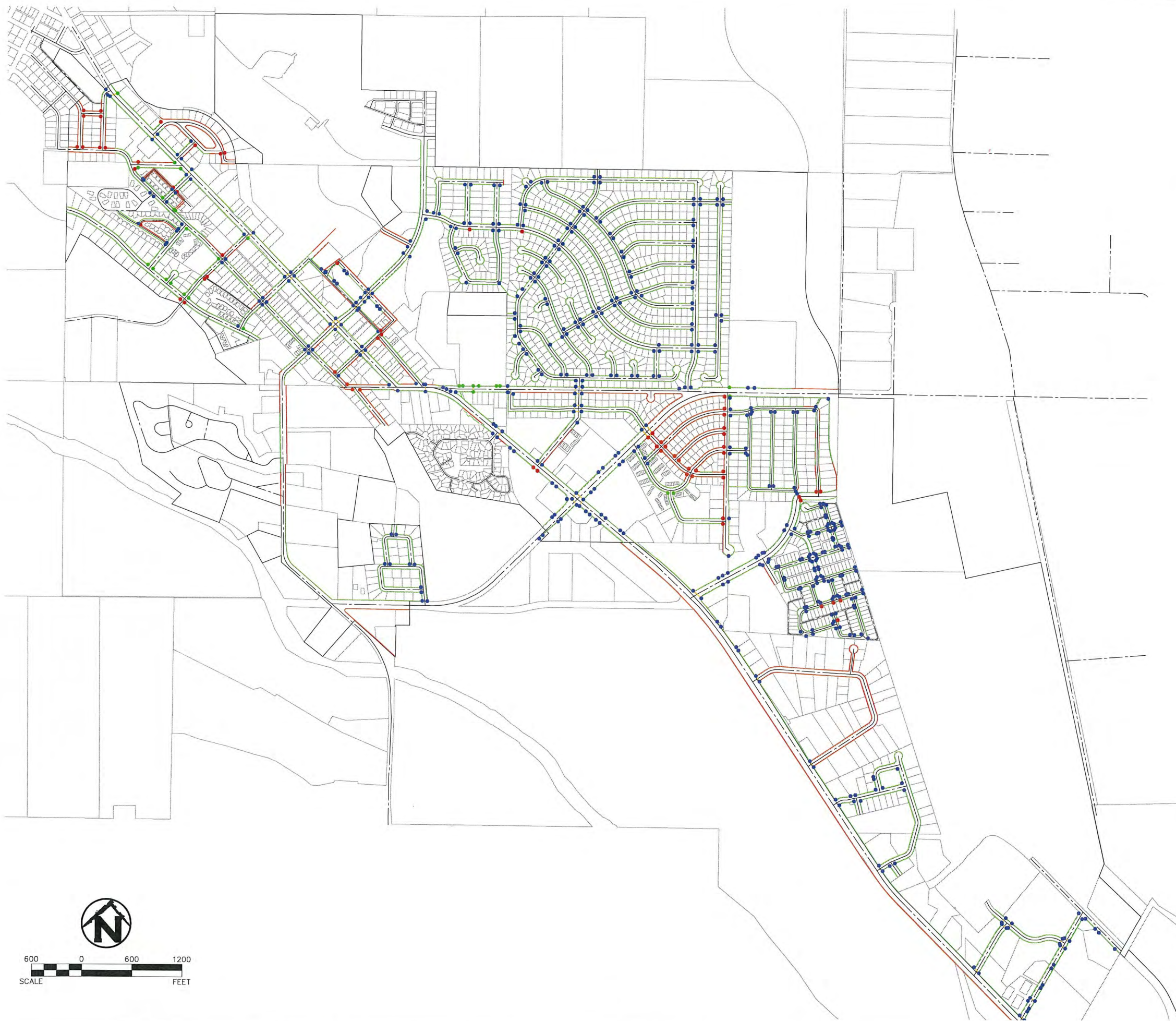
(not discussed)

Motion Slater/Bernhard to adjourn at 12:05 p.m. Motion carried unanimously.

Respectfully Submitted,

Michael W. Philips, Sr.
Chairman

Tom Dallaire
Clerk to the Board

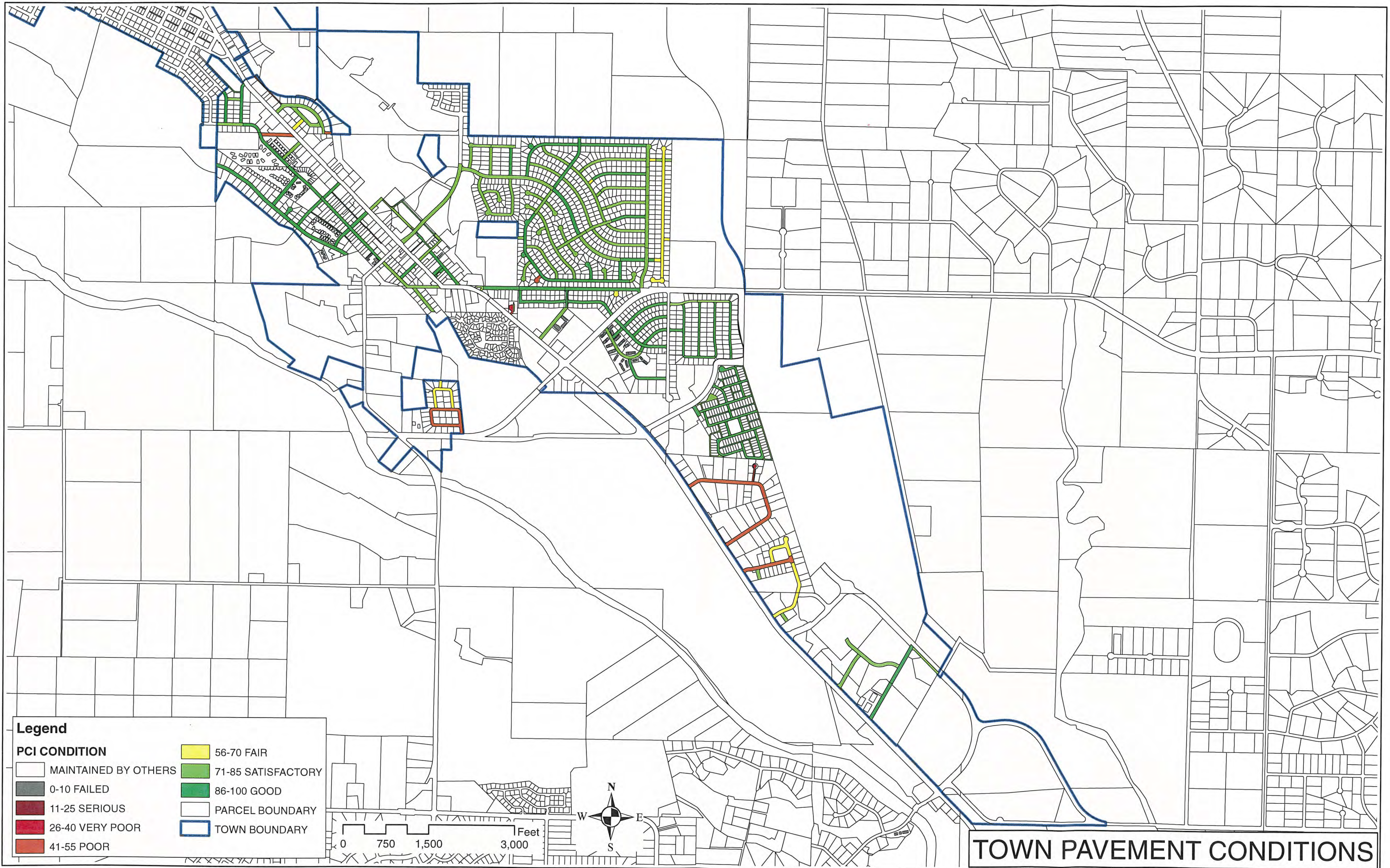


- COMPLIANT RAMP (28)
- NON-COMPLIANT RAMP (491)
- NO EXISTING RAMP (65)

NOTE: SIDEWALK IS ONLY SHOWN AS EXISTING OR NOT EXISTING. THE MAJORITY OF THE SIDEWALK WITHIN THE TOWN IS NOT COMPLIANT DUE TO:
 -SLOPE ISSUES WITH DRIVEWAYS
 -POLES OR OTHER APPURTENANCES BEING LOCATED IN THE SIDEWALK.

SCALE: 1" = 600' DESIGN: JSP DRAWN: JSP CHECKED: TAD APPROVED: TAD DATE: 1/30/2013	REVISIONS NO. DESCRIPTION DATE BY
 1407 Highway 395 N Gardnerville, NV 89410 P: 775.782.7134 F: 775.782.7135 www.gardnerville-nv.gov	
EXISTING CONDITIONS ADA ACCESSIBILITY PROJECT GARDNERVILLE, NV	
SHEET NO. C-01	

11-18



11-19

Vehicle #	Vehicle	Year	Model	Date Purchased	Departments	Purchase Price	Replacement Price at 4.6% inflation	Current Mileage/Hrs	Current Conditon	Age	Life Expectancy	Replacement year
601	Peterbilt Trash Truck - rear load	1998	320	02/17/98	611	\$124,618.00	\$213,777.01	49,603/6,686	4-IMMEDIATELY REPLACE	15.09	12	2010
602	GMC (Flatbed)	2001	3500	08/14/03	926	\$24,687.79	\$42,350.88	64,641	2-GOOD	12.09	12	2013
603	GMC (Utility-Ryan)	2004	1500	03/17/04	(50%) 923/926 (50%) 611	\$16,149.23	\$27,703.33	33,038/4,034.8	2-GOOD	9.09	12	2016
604	Chevy (Dump Truck)	1999	GK307	02/12/01		\$34,092.00	\$58,483.41	53,056	4-IMMEDIATELY REPLACE	14.09	12	2011
605	Elgin (Sweeper)	2007	SC8000	05/17/07		\$143,277.00	\$321,919.14	9,451/1,172	1-EXCELLENT	6.08	18	2025
606	Bobcat	2000	863 HFT	09/01/00		\$21,300.14	\$52,361.99	1,338	2-GOOD	13.09	20	2020
608	Peterbilt Trash Truck - rear load	2002	482	07/09/01	611	\$139,571.86	\$239,429.73	67,016/9,034	4-IMMEDIATELY REPLACE	11.09	12	2014
609	Peterbilt Trash Truck - Automated	2003	320	01/17/03	611	\$155,807.12	\$267,280.65	111,841/15,109	4-IMMEDIATELY REPLACE	10.09	12	2015
610	GMC (Utility-Mike)	2005	3500	08/01/05		\$23,450.78	\$40,228.84	26,680	1-EXCELLENT	8.08	12	2017
	Utility body for Mike's Truck	1985		11/01/05		\$13,902.00	\$13,902.00			28.10		
611	Chevy (Admin)	2005	K1500	09/20/05		\$23,878.19	\$40,962.04	16,468	1-EXCELLENT	8.08	12	2017
612	Peterbilt Trash Truck - Automated	2006	COE 320	03/14/06	611	\$161,826.12	\$277,605.99	/3975	2-GOOD	7.08	12	2018
613	John Deere Gator	2007	Gator	07/25/07		\$9,500.00	\$14,895.00			6.08	10	2017
614	Ford (Boom Truck)	1995	Fsuper Duty	02/05/08		\$14,381.90	\$28,235.24	184,225	4-IMMEDIATELY REPLACE	18.09	15	2010
615	Mack Trash Truck - Rear load	2012	Mack	02/24/12	611	\$205,000.00	\$351,668.99	/325	1-EXCELLENT	1.08	12	2024
	Vermeer Chipper	2006	BC1000	01/10/12	611	\$16,000.00	\$35,949.29			7.08	18	2024
	Doosan-Screw Compressor	2012	C185WKUB	12/23/11	926	\$13,750.00	\$26,994.67			1.08	15	2027
	Crafco Crack Sealer	2001	TN-Super	06/01/01	926	\$19,309.35	\$47,468.04			12.09	20	2021
	Graco Stripper	2008		07/01/08	926	\$5,999.00	\$11,777.53			5.08	15	2023
	Great Dane Lawn Mower	1990		03/01/01	923	\$8,200.00	\$16,098.64			23.10	15	2005
699	Grasshopper Lawn Mower	2004		09/01/04	923	\$11,205.11	\$21,998.42			9.09	15	2019
	Mower Aera-Vator Attachement	2004		09/01/04	923	\$3,318.00	\$6,514.06			9.09	15	2019
	Mower Broom and Collector System	2004		09/01/04	923	\$3,628.00	\$7,122.67			9.09	15	2019
	Snow Plow	2005		12/01/05	926	\$5,005.00	\$9,826.06			8.08	15	2020

Table 1: Town of Gardnerville Capital Improvement Program, 2009-2017 - <Final Budget>

FISCAL YEAR	PUBLIC WORKS 610-926-562-000																
	CAPITAL				NON-CAPITAL				CAPITAL				NON-CAPITAL				
	Roads		Storm Drain		Roads		Storm Drain		CAPITAL		NON-CAPITAL		CAPITAL		NON-CAPITAL		
	Description	Cost	Description	Cost	Description	Cost	Description	Cost	Description	Cost	Description	Cost	Description	Cost			
2009-2010 Actual \$523,500.00	Mill Street-Main-to-Douglas	\$ 26,000			Road Maintenance	\$ 50,000	Storm Drain Maintenance	\$ 8,500			Cemetery Lane Trees 09-10	\$ 6,000	Debt Service-Series-2002	\$ 42,500	Small equipment replacements	\$ 7,500	
	High School Street-Main-to-Douglas	\$ 24,000			Chichester Large Crack Sealing								Debt Service-Series-2005	\$ 125,000			
	Hussman Overlay- 102' S of Cottonwood to S end	\$ 100,000															
	Virginia Ranch Overlay-US 395 to Phase 2	\$ 66,000															
	Concrete Repair Work: Cemetery Lane, Gilman, %50 Match	\$ 45,000															
	TOTAL		\$ 261,000		\$ -		\$ 73,000		\$ 8,500		\$ -		\$ 6,000		\$ 167,500		\$ 7,500
2010-2011 666,500.00	Martin Slough Phase 4(Hellwinkler Ranch)- Q1 grant	\$ 200,000	Storm Drain Replacement	\$ 81,000	Road Maintenance -733,000 sf	\$ 155,000	Storm Drain Maintenance	\$ 10,000	Crestmore Pond Fence	\$ 9,000			Debt Service-Series-2002	\$ 42,500	Small equipment replacements	\$ 9,000	
	No Road Rehab work planned								Raley's to Toler Sidewalk link	\$ 35,000			Debt Service-Series-2005	\$ 125,000			
	TOTAL		\$ 200,000	\$ 81,000		\$ 155,000		\$ 10,000		\$ 44,000		\$ -		\$ 167,500		\$ 9,000	
2011-2012 540,806.76	Outside engineering firm to train staff to perform proper road inspections and review inspections performed by staff and assist with micro paver support	\$ 15,000			Road Maintenance	\$ 50,000	Storm Drain Maintenance	\$ 10,000	Toler Water Saving Landscaping	\$ 7,000	Gilman Pond Dredging	\$ 47,500	Debt Service-Series-2005	\$ 122,982	Small equipment replacements	\$ 5,000	
	Eddy St Lighting	\$ 40,000			Grade and compact Gasoline and Tognetti Alleys	\$ 3,300							Purchase a Chipper	\$ 16,000			
	Kings Ln Sidewalk NDOT Match	\$ 50,000											Debt Service-Series-2002 -Paid	\$ 42,500			
	ADA Compliant Sidewalks - Hussman to Douglas	\$ 60,000			Patch repair in Chichester area	\$ 30,000			MS Slough Trail Commitment to Douglas County	\$ 25,000			Purchase a Screw Compressor	\$ 16,525			
	TOTAL		\$ 165,000	\$ -		\$ 83,300		\$ 10,000		\$ 32,000		\$ 47,500		\$ 198,007		\$ 5,000	
2012-2013 495,030.84	FY 2013 TE NDOT Match - Crosswalks	\$ 15,000	Bank Hellwinkler Channel	\$ 49,246	Road Maintenance	\$ 50,000	Storm Drain Maintenance	\$ 20,000					Debt Service-Series 2005	\$ 122,982	Small equipment replacements	\$ 2,500	
					Chichester Microsurfacing (Gilman, Chichester, Portions of Marion Russell and Harvest)	\$ 135,754							613.730.564.500-Lawn Mower - replacement	\$ 29,000			
				\$ 250,000	\$ -	Cracksealing	\$ 10,000						Town Server	\$ 10,549			
						Patch repair in Chichester area	\$ 50,000										
	TOTAL		\$ 15,000	\$ 49,246		\$ 245,754		\$ 20,000		\$ -		\$ -		\$ 162,531		\$ 2,500	
2013-2014 530,701.66	Ezell Half Street Improvements - in Front of Heritage Park Gardens	\$ 72,220	Bank Hellwinkler Channel	\$ 50,000	Road Maintenance	\$ 50,000	Storm Drain Maintenance	\$ 20,000			Hellwinkler Shop -(Tin sided)	\$ 40,000	Debt Service-Series 2005	\$ 122,982	Small equipment replacements	\$ 2,500	
	Bank Pulverize and Replace Roads	\$ 50,000			Chip Seal - Industrial Drive	\$ 70,000					Hellwinkler Hay Barn -(repairs)	\$ 20,000					
					Patch repair in Chichester area	\$ 33,000											
	TOTAL		\$ 122,220	\$ 50,000		\$ 153,000		\$ 20,000		\$ -		\$ 60,000		\$ 122,982		\$ 2,500	
2014-2015 473,411.70	Bank Pulverize and Replace Roads	\$ 50,000	Bank Hellwinkler Channel	\$ 50,000	Road Maintenance	\$ 50,000	Storm Drain Maintenance	\$ 8,500	Gilman Water Saving Landscaping	\$ 12,000			Debt Service-Series 2005	\$ 122,982	Small equipment replacements	\$ 2,500	
							Storm Drain Replacement South of Cemetery	\$ 96,025	Martin Slough Ponds Trail and Landscaping	\$ 30,000							
							Patch repair in Chichester area	\$ 36,300	Heritage Park Garden Trail	\$ 15,105							
TOTAL		\$ 50,000	\$ 50,000		\$ 86,300		\$ 104,525		\$ 57,105		\$ -		\$ 122,982		\$ 2,500		
2015-2016 380,930.00	Douglas Ave Street Lighting	\$ 80,000	Bank Hellwinkler Channel	\$ 50,000	Road Maintenance	\$ 50,000	Storm Drain Maintenance	\$ 8,500								Small equipment replacements	\$ 2,500
	ADA Compliant Sidewalks - N Hampton, Wilson, Easton	\$ 40,000															
	ADA Compliant Sidewalks - Eddy East, Mission, Toyabic	\$ 40,000			Patch in other areas of town	\$ 20,000											
	Bank Pulverize and Replace Roads	\$ 50,000			Patch repair in Chichester area	\$ 39,930											
TOTAL		\$ 210,000	\$ 50,000		\$ 109,930		\$ 8,500		\$ -		\$ -		\$ -			\$ 2,500	
2016-2017 361,489.00	Cemetery Pulverize and Replace	\$ 52,319	Bank Hellwinkler Channel	\$ 50,000	Road Maintenance	\$ 50,000	Storm Drain Maintenance	\$ 8,500								Small equipment replacements	\$ 2,500
	Bank Pulverize and Replace Roads	\$ 50,000															
	Ezell South of Gilman Extension	\$ 30,871															
	Gasoline Alley Paving	\$ 73,376			Patch repair in Chichester area	\$ 43,923											
	TOTAL		\$ 206,566	\$ 50,000		\$ 93,923		\$ 8,500		\$ -		\$ -		\$ -			\$ 2,500

Budgeted item
 Remaining Funds

11-21

PRIORITY	PUBLIC WORKS 610-926-562-000							
	CAPITAL				NON-CAPITAL			
	Roads		Storm Drain		Roads		Storm Drain	
	Description	Cost	Description	Cost	Description	Cost	Description	Cost
Kingslane Sidewalk NDOT Match	\$ 50,000	Hellwinkel Channel - Unlined Portion	\$ 600,000	MicroSurfacing Gilman, Chichester, Marion Russell	\$ 158,720	Repair Storm Drain South of Cemetery	\$ 96,025	
FY 2013 TE NDOT Match - Crosswalks	\$ 15,000	Hellwinkel Channel - Lined Portion	\$ 900,000	Chip Seal Industrial Way	\$ 225,000	Main St Storm Drain Manholes	\$ 20,000	
Ezell Ave Half Street Improvements- North Side	\$ 72,220	RCB Under 395	\$ 2,000,000	Seal Stodick Estates	\$ 78,500	Town Master Drainage Study/Plan	\$ 500,000	
Ezell Ave Half Street Improvements- Sout Side	\$ 30,871	RCB West of 395 To Lampe Park	\$ 2,000,000	Seal Arbor Gardens	\$ 158,000			
Togineti Alley Paveing	\$ 41,403	Waterloo / Toiyabe Drop Inlets						
Gasoline Alley Paving	\$ 73,376	Spruce Drainage Improvements						
Maintenance Shop Pulverize and Replace Parking Lot	\$ 39,670	Church St Drainage Improvements						
Douglas Ave Street Lighting	\$ 80,000	Replace Strom Drain Along 395	\$ 2,500,000					
ADA Sidewalks - 50,949 LF x 5' Wide @ \$6 / SF	\$ 1,528,470	Culvert for Irrigation Canal Under Muller-Match	\$ 50,000					
ADA Ramps - 556 Ramps @ \$2000	\$ 1,112,000							
High School Street Extension	\$ 710,000							
Douglas / 395 Traffic Island	\$ 35,000							
Toler Gateway - Virginia Ranch	\$ 10,000							
756 Gateway - Lutheran Bridge	\$ 10,000							
Centerville Lane Bridge Widening - Cottonwood Sough	\$ 500,000							
Southgate and Service Dr Pulverize and Replace	\$ 245,538							
Industrial Way Pulverize and Replace	\$ 513,710							
North Hampton, Wilson, Easton Pulverize and Replace	\$ 295,588							
Pep Circle Pulverize and Replace	\$ 102,083							
Cemetery Pulverize and Replace	\$ 52,319							
Chichester Pulverize and Replace	\$ 624,403							
Harvest Pulverize and Replace	\$ 388,640							
Marion Russell Pulverize and Replace	\$ 637,184							
Muller Parkway Connection - Match	\$ 50,000							
PARKS & RECREATION/OPEN SPACE				FLEET/EQUIPMENT/FACILITIES/OTHER				
CAPITAL		NON-CAPITAL		CAPITAL		NON-CAPITAL		
Description	Cost	Description	Cost	Description	Cost	Description	Cost	
LWCF Match - Trail Amenities	\$ 25,000	Gilman Water Saving Landscaping	\$ 12,000	3 YD Dump Truck	\$ 65,000			
Raley's To Toler Sidwalk	\$ 35,000	Repair Hellwinkel Shop (Tin Sided)	\$ 40,000	Larger Crack Seal Unit	\$ 65,000			
Waterloo Center Trail	\$ 40,000	Repair Hellwinkel Hay Barn	\$ 20,000	2 Equipment Trailers	\$ 12,000			
Heritage Park Gardens Trail	\$ 15,105	Gardner Drill and Fill		Backhoe	\$ 75,000			
NDOT Match - MS Trail	\$ 30,000	Jewel Park Pond Landscaping By Ahern	\$ 10,000	Pressure Washer (Trailer Mounted)	\$ 48,000			
Dog Park at Walmart Pond	\$ 10,000							
Park and Parking at Eagle Gas-Demo	\$ 156,272							
Park and Parking at Eagle Gas-Construction	\$ 111,854							
The Ranch Trail								

THESE PRICES ARE MINIMUMS BASED ON CURRENT PRICES. AVERAGE U.S. INFLATION IS 4% PER YEAR. LABOR AND MATERIAL PRICES WILL CONTINUE TO INCREASE.

Gardnerville Town Board

AGENDA ACTION SHEET



1. **For Possible Action:** Discussion to accept legal counsel's summary of claims for tortious conduct as required annually per NRS 41.0385, with public comment prior to Board action.
2. **Recommended Motion:** Accept legal counsel's summary of claims for tortious conduct as required annually by NRS 41.0385.

Funds Available: Yes N/A

3. **Department:** Administration

Prepared by: Tom Dallaire

4. **Meeting Date:** February 5, 2013 **Time Requested:** 5 minutes

5. **Agenda:** Consent Administrative

Background Information: See attached

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

7. **Board Action:**

Approved Approved with Modifications
 Denied Continued

ROWE HALES YTURBIDE

A LIMITED LIABILITY PARTNERSHIP

ATTORNEYS AT LAW

P.O. Box 2080
1638 Esmerelda Avenue
Minden, NV 89423

Telephone (775) 782-8141
Facsimile (775) 782-3685

Michael Smiley Rowe
James R. Hales
Jennifer A. Yturbide

Tyler B. Altom

MEMORANDUM

To: Tom Dallaire, Town Manager
Town of Gardnerville

From: Rowe Hales Yturbide, LLP

Subject: Summary of All Claims - 2012

Date: 23 January 2013

As I have reported to the Board in the past, NRS 41.0385 requires that an attorney who acts on behalf of each local government as its general counsel shall compile and file with the Clerk of the governing body a Summary of All Claims made against that governing body for tortious conduct. The statute further requires that the summary is a public record and must be open to inspection.

The NRS require that the Summary of Claims report made by counsel to the governing body must be filed with the governing body on or before 1 February of each year. The time covered by each report is the preceding calendar year.

Fortunately, this job is made much easier by the Town's enrollment with the Nevada Public Agency Insurance Pool ("Pool"). Every year the Pool submits a summary of claims, a copy of which is attached for the Board's review.

Please include a copy of this memorandum, and the Pool's accompanying summary, in the Board's packet for the next agenda for review, comment by the public, if any, and a motion, duly made and seconded, to accept the annual Summary of Claims report for the year 2012 as submitted by this office and the Pool.

As the Board will ascertain from the enclosure, the 2012 summary is positive. There were no claims paid, and there are no open or unpaid claims.

SUMMARY OF CLAIMS
FOR 2012
TOWN OF GARDNERVILLE

No admission is made for any liability for such claim or any amount requested for any claim. This report is prepared pursuant to statutory requirements.

TOTAL OF ALL CATEGORIES (I - III)

TOTALS:

P#	<u>0</u>	P\$	<u>0</u>
O#	<u>0</u>	O\$	<u>0</u>
J#	<u>0</u>	J\$	<u>0</u>
C#	<u>0</u>		

See attached for detailed breakdown per category of wrong alleged.

STATUS CODES:

P =Paid
O =Open or Pending
J =Judgment entered but not Paid
C =Closed with no payment

Amounts shown include fees and costs (if any).

I. Law Enforcement Liability

A. Assault / Battery / Excessive Use of Force

<u>Claimant Name</u>	<u>Status</u>	<u>Amount Claimed</u>	<u>Judgment Amount</u>	<u>Amount Paid</u>
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TOTALS:

P#	<u>0</u>	P\$	<u>0</u>
O#	<u>0</u>	O\$	<u>0</u>
J#	<u>0</u>	J\$	<u>0</u>
C#	<u>0</u>		

B. False Arrest / False Imprisonment

<u>Claimant Name</u>	<u>Status</u>	<u>Amount Claimed</u>	<u>Judgment Amount</u>	<u>Amount Paid</u>
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TOTALS:

P#	<u>0</u>	P\$	<u>0</u>
O#	<u>0</u>	O\$	<u>0</u>
J#	<u>0</u>	J\$	<u>0</u>
C#	<u>0</u>		

C. Automobile Liability

<u>Claimant Name</u>	<u>Status</u>	<u>Amount Claimed</u>	<u>Judgment Amount</u>	<u>Amount Paid</u>
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TOTALS:

P#	<u>0</u>	P\$	<u>0</u>
O#	<u>0</u>	O\$	<u>0</u>
J#	<u>0</u>	J\$	<u>0</u>
C#	<u>0</u>		

D. Other

<u>Claimant Name</u>	<u>Status</u>	<u>Amount Claimed</u>	<u>Judgment Amount</u>	<u>Amount Paid</u>
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TOTALS:

P#	<u>0</u>	P\$	<u>0</u>
O#	<u>0</u>	O\$	<u>0</u>
J#	<u>0</u>	J\$	<u>0</u>
C#	<u>0</u>		

E. Total of Categories I. A-D:

TOTALS:

P#	<u>0</u>	P\$	<u>0</u>
O#	<u>0</u>	O\$	<u>0</u>
J#	<u>0</u>	J\$	<u>0</u>
C#	<u>0</u>		

II. Negligent Injury (Other than auto or law enforcement)

A. Bodily Injury

<u>Claimant Name</u>	<u>Status</u>	<u>Amount Claimed</u>	<u>Judgment Amount</u>	<u>Amount Paid</u>
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TOTALS:

P#	<u>0</u>	P\$	<u>0</u>
O#	<u>0</u>	O\$	<u>0</u>
J#	<u>0</u>	J\$	<u>0</u>
C#	<u>0</u>		

B. Property Damage

<u>Claimant Name</u>	<u>Status</u>	<u>Amount Claimed</u>	<u>Judgment Amount</u>	<u>Amount Paid</u>
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TOTALS:

P#	<u>0</u>	P\$	<u>0</u>
O#	<u>0</u>	O\$	<u>0</u>
J#	<u>0</u>	J\$	<u>0</u>
C#	<u>0</u>		

C. Libel, Slander, Defamation

<u>Claimant Name</u>	<u>Status</u>	<u>Amount Claimed</u>	<u>Judgment Amount</u>	<u>Amount Paid</u>
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TOTALS:

P#	<u>0</u>	P\$	<u>0</u>
O#	<u>0</u>	O\$	<u>0</u>
J#	<u>0</u>	J\$	<u>0</u>
C#	<u>0</u>		

D. Wrongful Death

<u>Claimant Name</u>	<u>Status</u>	<u>Amount Claimed</u>	<u>Judgment Amount</u>	<u>Amount Paid</u>
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TOTALS:

P#	<u>0</u>	P\$	<u>0</u>
O#	<u>0</u>	O\$	<u>0</u>
J#	<u>0</u>	J\$	<u>0</u>
C#	<u>0</u>		

E. Totals of Categories II. A-D:

TOTALS:

P#	<u>0</u>	P\$	<u>0</u>
O#	<u>0</u>	O\$	<u>0</u>
J#	<u>0</u>	J\$	<u>0</u>
C#	<u>0</u>		

III. Negligent Injury - Auto (Excluding Law Enforcement)

A. Bodily Injury

<u>Claimant Name</u>	<u>Status</u>	<u>Amount Claimed</u>	<u>Judgment Amount</u>	<u>Amount Paid</u>
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TOTALS:

P#	<u>0</u>	P\$	<u>0</u>
O#	<u>0</u>	O\$	<u>0</u>
J#	<u>0</u>	J\$	<u>0</u>
C#	<u>0</u>		

B. Property Damage

<u>Claimant Name</u>	<u>Status</u>	<u>Amount Claimed</u>	<u>Judgment Amount</u>	<u>Amount Paid</u>
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TOTALS:

P#	<u>0</u>	P\$	<u>0</u>
O#	<u>0</u>	O\$	<u>0</u>
J#	<u>0</u>	J\$	<u>0</u>
C#	<u>0</u>		

C. Wrongful Death

<u>Claimant Name</u>	<u>Status</u>	<u>Amount Claimed</u>	<u>Judgment Amount</u>	<u>Amount Paid</u>
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TOTALS:

P#	<u>0</u>	P\$	<u>0</u>
O#	<u>0</u>	O\$	<u>0</u>
J#	<u>0</u>	J\$	<u>0</u>
C#	<u>0</u>		

D. Total of Categories III. A-C:

TOTALS:

P#	<u>0</u>	P\$	<u>0</u>
O#	<u>0</u>	O\$	<u>0</u>
J#	<u>0</u>	J\$	<u>0</u>
C#	<u>0</u>		

Gardnerville Town Board

AGENDA ACTION SHEET



1. **Not For Possible Action:** Discussion on the Town Attorney's Monthly Report of activities for January 2013.

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

Funds Available: Yes N/A

3. **Department:** Administration

Prepared by: Tom Dallaire

4. **Meeting Date:** February 5, 2013 **Time Requested:** 10 minutes

5. **Agenda:** Consent Administrative

Background Information:

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. **Not For Possible Action:** Discussion on the Town Manager/Engineer's Monthly Report of activities for January 2013.

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

Funds Available: Yes N/A

3. **Department:** Administration

Prepared by: Tom Dallaire

4. **Meeting Date:** February 5, 2013 **Time Requested:** 10 minutes

5. **Agenda:** Consent Administrative

Background Information: See attached.

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

7. **Board Action:**

Approved

Approved with Modifications

Denied

Continued



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

Town Manager/Engineer's Monthly Report
February 5, 2013 Board Meeting

- A. Toler Lane Improvements:** – The guys planted the remaining plants that were purchased at the beginning of the month. They will not be working on the drip installation until the water can be turned on to flush and locate the other lines.
- B. Walmart:** We did pump and lift station training this month. That needed to be done prior to us taking over the property that is on this agenda. I have spent time searching where and when the Town Board accepted the old pond for Jewel I and II and when the company ditch was accepted for maintenance. The new DVD made it much easier searching for the results of the board decisions.
- C. Minden Gardnerville Trail Plan:** Nothing this month transpired. We are waiting to hear from NDOT about the Trail funding.
- D. Eddy Street Lighting:** Lights turned on and we have removed the light facing the homes at the end of Eddy Street. This project is complete.
- E. Hellwinkel Channel:** Denny will be drawing up plans we can use for the construction of the modified trench as we discussed at last month's meeting. The barns are supposed to be empty by the end of the month per the town's agreement with the Hellwinkels.
- F. Sidewalk Transition Plan:** Josh has been working on the maps you will see in the projects file this month so we can review them during the meeting to see what projects the Board sees as priority.
- G. County Zoning:** Modifying the light Industrial use to a service industrial use. The Town of Gardnerville currently has only service industrial zones down around Industrial Way and Southgate Drive. The county will be providing more information on that later this week.
- H. Office Items:**
- **Douglas County Standard Design standards:** Josh and I are reviewing the county improvement standards and design criteria and will provide them with comments. Next meeting is in two weeks. We have reviewed and commented on several sections of standards so far and we will be meeting Monday to go over more sections as a group.
 - **Parade of Lights:** The Chamber is going to allow the parade to start on Gilman, go down Ezell to Eddy to Mission Street and onto Highway 395, so that all the downtown businesses can benefit from the parade. Josh is preparing the traffic control plan so NDOT can review the plan and comment. If NDOT approves the plan then we will try the alignment this year. The effort in making this route shorter for the attendees will only shorten the route by 1200 feet. The turn at Mission onto 395 will be an issue for a large truck and trailer, but we will give it a try.
 - The HD security system we ordered came with the wrong power supply and fried the cameras. We now have the new replacement parts and the system has been installed in the restrooms and we will be adjusting it as necessary.
 - I attended a couple of Flood Hazard Mitigation Plan committee meetings this month. Josh and I are working on the potential flooding concerns in the valley and Josh has prepared GIS maps for this effort in identifying the valley concerns. This update will be beneficial to the town and county departments in applying for grant funds used in flood mitigation.
 - I met with Barry Jones at the pond. He is happy about the project and is now wanting to proceed with helping move the dog park forward for that site. He is looking into seeing if he



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

can get some donated time by local engineering firms to create a plan for the proposed park and concept for what amenities would need to be added to the detention facility. He is enthusiastic about getting this done. This is something where we can get other groups involved and help fund this concept and community project.

- The week long Slurry Surfacing workshop was great. We learned many new and up and coming techniques with the different applications of Micro Surfacing and chip seals. There was a demonstration of the installation of the products and they installed them wrong and then correct to show us the difference. We also went through the design process and how we can modify that design based on the field conditions and what each product is supposed to look like when mixed correctly. We are making a few corrections to the bid documents and will be getting that out to bid this month.
- Town/GID managers meeting was good. We discussed training of the board members and what training is usually offered for each of the boards.
- RTC meeting was interesting. The county staff has identified the Virginia canal crossing at Muller Parkway as a potential project. Staff would like to partner with the property owner, Gardnerville Water Company and the county to try to get this 50 feet of Muller Parkway constructed.

Gardnerville Town Board
AGENDA ACTION SHEET



1. **Not For Possible Action:** Reports and or update discussion from Town Board Members concerning the various boards they are a member of or a liaison to, or meetings and functions they have attended. These may include but not be limited to Main Street Gardnerville, Arts Council, and Nevada League of Cities. No action will be taken on these reports.

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

Funds Available: Yes N/A

3. **Department:** Administration

Prepared by: Tom Dallaire

4. **Meeting Date:** February 5, 2013 **Time Requested:** 10 minutes

5. **Agenda:** Consent Administrative

Background Information: Board member reports on any meetings or functions attended during the month.

Linda on NV League of Cities

Llyod on RTC meeting

Mary on the Arts Council

Ken on Main Street Gardnerville

Ken or Linda on meeting with Commissioner Bonner

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

7. **Board Action:**

Approved

Denied

Approved with Modifications

Continued