



## GARDNERVILLE TOWN BOARD

### Meeting Agenda

Linda Slater, Chair  
Lloyd Higuera, Vice Chair  
Ken Miller, Board Member  
Mary Wenner, Board Member  
Mike Henningsen, Board Member

1407 Highway 395 N.  
Gardnerville, Nevada 89410  
(p)775-782-7134 (f): 775-782-7135  
<https://www.townofgardnerville.com>

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

Tuesday, March 5, 2019

4:30 p.m.

Gardnerville Town Hall

### MISSION STATEMENT

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

Copies of the finalized agenda were posted on February 28, 2019 on or before the third day prior to the meeting date, by Marie Nicholson, Office Specialist Signed: *M. Nicholson* and Carol Louthan, Administrative Services Manager Signed: *Carol Louthan* in accordance with NRS Chapter 241 at following locations;  
**Carson Valley Chamber of Commerce**, 1477 Hwy 395 N, Gardnerville NV 89410 at 7:50 A.M.  
**Douglas County Historic Courthouse**, 1616 8<sup>th</sup> Street, Minden NV 89423, at 7:42 A.M.  
**Gardnerville Post Office**, 1267 US Hwy 395 #L, Gardnerville NV 89410 at 7:56 A.M.  
**Gardnerville Town Offices**, 1407 Hwy 395 N, Gardnerville NV 89410 at 8:10 A.M. and on the Internet at <https://www.townofgardnerville.com/>

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

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

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

**Notice:** "Any invocation offered before the official start of the Board meeting shall be a voluntary offering of a private citizen. Attendance and participation in any invocation is not required. The views expressed are not necessarily views of the Board, have not been previously reviewed or approved, and shall not impact the business of the Board."

### INVOCATION – Rob Simpson

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

### PLEDGE OF ALLEGIANCE – Mike Henningsen

### PUBLIC INTEREST COMMENTS (No Action)

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

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

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

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

A. February 5, 2019 Regular Board meeting



**CONSENT CALENDAR FOR POSSIBLE ACTION**

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

1. **For Possible Action:** Correspondence.
2. **For Possible Action:** Health and Sanitation & Public Works Departments Monthly Report of activities.
3. **For Possible Action:** Approve February 2019 claims.

**ADMINISTRATIVE AGENDA**

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

4. **Not For Possible Action:** Presentation by Main Street Gardnerville, Executive Director Debbi Lehr, on the 2019 annual plan for Main Street Gardnerville and provide information and update on the program.
5. **For Possible Action:** Approve Proclamation 2019P-02 recognizing the contributions of Tom Dallaire as town manager for the years 2010-2019; with public comment prior to Board action.
6. **For Possible Action:** Recommendation to Douglas County staff on a request for a Major Design Review for a 7,500 square-foot automotive service building and a Special Use Permit for a "Minor Vehicle Service Center" (per DCC 20.660.110.K). The (un-addressed) 1.3-acre project parcel is located on Hwy 395 approximately 250-feet southeast of the intersection of Stodick Parkway in the NC (Neighborhood Commercial) zoning district within the Gardnerville Community Plan Area. The applicant is Hummel Investments, LLC/Steve C. Meier. (APN 1220-04-002-020). Development Projects (DP's) 18-0393 (Special Use Permit) and 18-0394 (Design Review), presentation by Angela Fuss, Lumos and Associates, with public comment prior to Board action.
7. **For Possible Action:** Recommendation to Douglas County staff, Planning Commission and County Commissioners to approve, to approve with modifications, or to deny requests made by Stoneridge Communities, LLC, for a master plan amendment (DP 18-0342) and zone change (DP 18-0343) for an additional 13.34 acres from Agricultural to Multifamily, a portion located in the East Valley Area and Minden Gardnerville Area Plan for Stoneridge Villas, a proposed 158 home manufactured community for 55+ at a price point of mid \$200,000 with a club house, pickle ball, BBQ/patio area, bocce ball, horse shoe pit, dog park and putting green; (APN 1220-11-001-066). Development Projects (DP's) 18-0342 (Master Plan Amendment) and 18-0343 (Zone Change), presentation by Chuck Hathoot, with public comment prior to Board action.
8. **For Possible Action:** Discussion on request by Nathan Tolbert on behalf of the Carson Valley Little League to use the town sound system for opening ceremonies on April 6, 2019; with public comment prior to Board action.
9. **For Possible Action:** Approve right of way acquisition agreement dated November 2, 2017 from Jerry Feldmiller, APN 1320-32-717-001, and authorize the town manager to present to the County Commissioners for final approval, with public comment prior to Board action.
10. **For Possible Action:** Approve right of way acquisition agreement dated January 5, 2018 from William F. and Sally J. Wilke, APN 1320-32-717-003, and authorize the town manager to present to the Douglas County Commissioners for final approval, with public comment prior to Board action.
11. **For Possible Action:** Discussion to approve or deny the Second Reading of Resolution 2019R-01 for the Gardnerville Health & Sanitation's proposed trash rate increase of 4% for residential customers and 7% for commercial customers; with public comment prior to Board action.
12. **For Possible Action:** Discussion to send a letter to Douglas County in support of a speed limit study and evaluate the intersection of Toler Lane and Highway 395 for consideration of a southbound left turn lane onto Toler Lane which will be conducted by NDOT in the Carson Valley; with public comment prior to Board action.



GARDNERVILLE TOWN BOARD MEETING AGENDA – CONT'D

13. **For Possible Action:** Discussion and direction to town staff concerning dedication of 50 foot, plus or minus, right of way on the Heritage Park parcels identified below to Douglas County, located north and south of Gilman Avenue and East of Heritage Park. Portion of the road is constructed and right of way lays entirely within the Heritage Park property, (APN: 1320-33-402-010, and 1320-33-402-011) and will be a town-maintained street; with public comment prior to Board action.
14. **For Possible Action:** Discussion on tentative budget development for Fiscal Year 2018/2019 including, but not limited to:
  - a. Discuss capital improvement projects for fiscal year 2019-2023;
  - b. Review preliminary budget for 2018-2019, including review of the revenue estimates, and itemized expense with detail and other matters properly related thereto; with public comment prior to Board action.
15. **Not for Possible Action:** Discussion on the Town Attorney's Monthly Report of activities for February 2019.
16. **Not For Possible Action:** Discussion on the Town Manager's Monthly Report of activities for February 2019.
17. **Not For Possible Action:** Discussion on the Board members activities and liaison committee reports including but not limited to; Carson Valley Arts Council, Nevada League of Cities, and Main Street Gardnerville.

2<sup>nd</sup> PUBLIC INTEREST COMMENTS period (No action will be taken)

Adjourn  
Next monthly board meeting April 2, 2019