

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: Muchalson and Carol Louthan, Administrative Services
Manager Signed 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 th Street, Minden NV 89423, at 7 : YQ A.M.
Gardnerville Post Office, 1267 US Hwy 395 #L, Gardnerville NV 89410 at7 : 56 A.M.
Gardnerville Town Offices, 1407 Hwy 395 N, Gardnerville NV 89410 at 8_: /O A.M. and on the Internet a
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 894I0, or by calling (775) 782-7I34 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 Colleen Kurczodyna

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



GARDNERVILLE TOWN BOARD MEETING AGENDA - CONT'D

CONSENT CALENDAR FOR POSSIBLE ACTION

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

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

ADMINISTRATIVE AGENDA

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

- 4. <u>Not For Possible Action</u>: 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. <u>For Possible Action</u>: 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. <u>For Possible Action:</u> 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. <u>For Possible Action:</u> 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. <u>For Possible Action:</u> 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. <u>For Possible Action</u>: 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. <u>For Possible Action</u>: 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. <u>Not For Possible Action</u>: 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.

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

Adjourn Next monthly board meeting April 2, 2019



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, February 5, 2019

4:30 p.m.

Gardnerville Town Hall

INVOCATION – Rob Simpson



Chairwoman Slater called the meeting to order and made the determination a quorum is present.

PRESENT:

Linda Slater, Chairwoman Lloyd Higuera, Vice-Chairman Mary Wenner Ken Miller Michael Henningsen Jennifer Yturbide, Town Attorney
Tom Dallaire, Town Manager
Geoff LaCost, Superintendent Public Works
Carol Louthan Administrative Services Manager



PLEDGE OF ALLEGIANCE - Tom Dallaire



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.

Mr. Glenn Linderman & Mr. Jerry Turner gave public comment on several topics not on the agenda. (An audio recording of public comment is available upon request)



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

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

Motion Higuera/Wenner to approve the agenda.

No public comment.

Upon call for the vote, motion carried unanimously.



FOR POSSIBLE ACTION: APPROVAL OF PREVIOUS MINUTES:

A. January 8, 2019 Regular Board meeting

Motion Wenner/Higuera to approve the January 8 previous minutes.

No public comment.

Upon call for the vote, motion carried unanimously.



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.

- For Possible Action: Correspondence. Read and noted.
- 2. For Possible Action: Health and Sanitation & Public Works Departments Monthly Report of activities.

Gardnerville Town Board Meeting February 5, 2019 – 4:30 p.m. Page 2

Approved.

3. For Possible Action: Approve January 2019 claims.

Approved.

4. For Possible Action: Approve Administration Fund Write-off of \$25 from Shop Small event in June of 2014.

Approved.

Motion Higuera/Miller to approve the consent calendar.

No public comment.

Upon call for the vote, motion carried unanimously.

ADMINISTRATIVE AGENDA

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

5. For Possible Action: Recommendation to Douglas County staff, Planning Commission and County Commissioners to approve, to approve with modifications, or to deny a request made by STOR-ALL, LLC / Allied Exchange 32, LLC for a Master Plan Amendment (DP 18-0345) from "Commercial" to "Industrial", and a Zoning Map Amendment (DP 18-0346) from "General Commercial" to "Service Industrial", on the contiguous 1.31 acre and 0.46 acre lots located at 1458 & 1468 Southgate Drive, within the Southgate Business Park, located within the Gardnerville Community Plan Area (APN 1220-03-411-020 & 1220-03-411-019). Presentation by Rob Anderson, RO Anderson; with public comment prior to Board action.

Mr. Rob Anderson is in agreement with the staff report except for one item. A power point presentation was given. The one exception to the report is we would like to maintain the access off Southgate.

Mr. Dallaire went over the previous applications on the property. There may be a need for the fire department to get in and out of there. I am okay with the application and expansion of the storage units.

Public comment.

Mr. Glenn Linderman stored his things in Stor All when he moved here. I remember the moving truck driver had to back in. This is probably the reason they need the other access, as well as emergency services.

No further public comment.

Mr. Miller has known the Whear family for a number of years. I am in favor of this.

Ms. Wenner gave kudos to them for expanding. I think it's a logical process.

Mr. Higuera thought it was a good sign to expand.

Mr. Henningsen mentioned Kiwanis has a Stor All unit. It is well maintained and secure. I think it's good.

Motion Higuera/Wenner to approve a recommendation to Douglas County staff, Planning Commission and County Commissioners to approve a request made by Stor All LLC/Allied Exchange 32 LLC for a master plan amendment DP 18-0345 from commercial to industrial and a zoning map amendment DP 18-0346 from general commercial to service industrial on the contiguous 1.31 acre and .46 acre lots located at 1458 and 1468 Southgate Drive, within the Southgate Business Park, located within the Gardnerville Community Plan area, APN 1220-03-411-020 and 1220-03-411-019. Motion carried unanimously.

6. For Possible Action: Approval of Resolution 2019R-008 augmenting the Town of Gardnerville budget for fiscal year 2018-2019; with public comment prior to Board action.

Mr. Dallaire went over the augmentation.

Chairwoman Slater called for public comment.

Gardnerville Town Board Meeting February 5, 2019 – 4:30 p.m. Page 3

- Mr. Jerry Turner asked how much the budget is of the CAFR, roughly in percentage.
- Mr. Dallaire answered the CAFR is for the entire county. A million two of that goes into it. CAFR is the report the county generates to report back to the state. I don't know percentagewise what the whole county budget is.
 - Mr. Turner asked if the town had their own CAFR?
 - Mr. Dallaire answered no. It is through the county. We are advisory and our funds are included in their report.

No further public comment.

Motion Miller/Higuera to approve Resolution 2019R-008 augmenting the town budget for the fiscal year 2018/19. Motion carried unanimously.

7. For Possible Action: Discussion to accept a report of tortious conduct claims per NRS 41.0385, with public comment prior to Board action.

Attorney Yturbide reported there are no claims. You get to approve the report of no claims.

No public comment.

Motion Higuera/Miller to accept the report of tortious conduct claims per NRS 41.0385. Motion carried unanimously.

- 8. For Possible Action: Discussion to approve or deny the First 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.
- Mr. Dallaire pointed out this is back at first reading because of a communication problem with the paper. It's been published now. This is the first reading. It actually works out well for billing purposes because now we will be on a quarterly billing for residential which will save staff time.

No public comment.

Motion Higuera/Wenner to approve the first reading of Resolution 2019R-01 for the Gardnerville Health & Sanitation's proposed trash rate increase of 4 percent for residential customers and 7% for commercial customers. Motion carried unanimously.

- 9. For Possible Action. Discussion on budget development for Fiscal Year 2020 including, but not limited to;
 - a. review of Town's strategic plan and goals
 - b. review of the Town Values
 - c. update of capital improvement projects for fiscal year 2019-2020
 - d. review and discuss proposed town projects anticipated for bidding award before June 30, 2019; with public comment prior to Board action.

Mr. Dallaire has the strategic plan in the packet. Everything is still on track: Main Street is operational. We collaborate with Minden. We continue to support the Chamber of Commerce. Need to attend a few WNDD meetings. We've updated the Plan for Prosperity. Do you have anything else you want to add?

Chairwoman Slater liked what she read, but some areas should have been more precise on what our action was going to be, rather than "a high quality service based on community needs." Tell me what you are going to do.

- Mr. Miller felt as we complete the Plan for Prosperity we may have other directions to go. An update might be needed at that time rather than now.
 - Mr. Dallaire pointed out there are tasks in the back of the Plan for Prosperity that we need to accomplish.

Chairwoman Slater asked that staff give Mr. Race a date we would like the Plan for Prosperity guidelines completed.

Mr. Dallaire went through the Kingslane and crosswalk improvement projects. Town events include Movies in the Park, Great Race and Freedom 5K. Do you want to continue with Splash Dogs this year? Tom went over a list of projects that have been done; are on the list to be done; and projects that are still unfunded. I will send a poll out for you to vote on what projects you would like to do this year. We could post it online and get the public's opinion if you would like. Barry Jones is here to talk about the dog park. I met with Barry yesterday. He would like to see the fence on the outside of the path.

Mr. Miller believed if we do fencing around the outside it will be more money.

Chairwoman Slater asked if Mr. Jones wants to share in the cost of that section of fence.

Mr. Miller suggested putting a gate on the private road.

Ms. Wenner thought if someone wants to go for a walk, it makes better sense the fence would be on the outside.

Chairwoman Slater called for public comment.

Mr. Barry Jones really appreciates Tom and his efforts. The fence is more logical on the outside of the sidewalk. Inside in the future, if you need separation, you can. It would be nice to have two access points: one by Grant and one by Service Drive, but on Carrick. It's an asset because we will use that walkway with or without dogs, with or without handicapped. Mr. Jones pointed out where the fence would be on the screen. Maybe a commercial venture would want to come in.

- Mr. Miller asked if Mr. Jones would go in 50-50 with the town on a gate.
- Mr. Dallaire asked if the fence could be on the inside if there is a gate?
- Mr. Jones still would think the outside.
- Mr. Linderman asked if the pedestrian access to Carrick is on the north side.
- Mr. Dallaire answered yes.
- Mr. Dallaire continued his update on the projects. When we do the design guidelines of the Plan for Prosperity there are a lot of things we need to address going through the process.

Chairwoman Slater wanted to make sure if and when the census starts, it is imperative you make contact with them. For every person they count that makes extra money for the town of Gardnerville.

Mr. Dallaire will forward the link for the survey. There will be four different categories and we will show the top priorities next month.

10. Not for Possible Action: Discussion on the Town Attorney's Monthly Report of activities for January 2019.

Attorney Yturbide reported reviewing the agenda and items on agenda. I revised the invocation and worked on the summary of tort claims. There were a number of requests from staff on various items. There was a question about what specificity needs to be in the minutes. I did research that issue. They do not need to be written down verbatim. However, if a member of the public requests an item they're talking about be put into the minutes then the substance of the remarks should try to be put in. If there is specificity that is required, the public member can present written comments that can be made part of the packet. That is NRS 241.035. Otherwise it's been a fairly quiet month.

11. Not For Possible Action: Discussion on the Town Manager's Monthly Report of activities for January 2019.

Mr. Dallaire ordered the signage for the station. We did get the signage for the slough updated. We will put the sticker on when it dries out.

Mr. Miller asked Mr. Dallaire to elaborate on what he meant by he learned a lot about having the Main Street meetings at the gas station.

Mr. Dallaire needs a booklet that has procedures on how to control the heat, the wifi, sound system and power point. I did get another unit. We can take a laptop and anybody can download an app. I did give you my letter. I was offered the position of community development director at the county. March 8th will be my last official day at the town. I will be here for the next board meeting. It's been a pleasure working with you. I have learned a lot about local government, projects and processes.

Chairwoman Slater expressed they will miss Tom. We wish you the best and understand. We appreciate you giving us enough notice. it will be a hard process to replace you.

Mr. Dallaire asked if we want to have a special meeting on developing a process for the position. I did post the position for 30 days. They need to know if you want a shorter or longer time for the posting. I've discussed this with Linda and I have shared with most of the board, that acting town manager would be Carol with Geoff supporting her. We're asking for a board member to be a liaison. We will post an agenda for Monday or Tuesday.

The Board agreed Tuesday in the afternoon at 1:00, the 12th.

Mr. Dallaire will get some information on questions to ask. Also be thinking if there are any specific questions you would like to ask. We need to define the process and what kind of questions you want to ask.

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

Ms. Wenner reported the arts council did not have a meeting. Received an email from Karen Schlagel who is trying to get a mural on the side of the middle school. At this point they will probably change the way you ask for any type of art in the county. She is asking for help from the towns, if possible, to get things done.

Mr. Higuera reported Main Street had a consultant in town. At the board meeting, she brought up fundraising ideas. The consultant recommended Main Street increase their fundraising and become financially independent. They are looking at forming a fundraising committee. By going 501c3 they qualify for more funds. They have two openings on the board. Linda Dibble would like to build a file of people that are interested in being on the Main Street board. Debbi's evaluation is completed but she did not get it yet.

Chairwoman Slater reported we finally had our meeting in Reno. The officers were sworn into office. Had a presentation regarding the Brownsfield program. The program covers a wide variety of projects. We discussed a few of the senate and assembly bills submitted to the legislature. One that bears watching is SB48 sponsored by NACO. Gardnerville Ranchos GID, Incline Village GID and Kingsbury GID were also at the meeting. Wes Henderson assured us he is going to watch this bill. Also discussed was establishing a telephone line that maybe an elected official could access which would give updates on the various bills. Hot topics are marijuana, collective bargaining, prevailing wage, charter schools, and possibly an increase to minimum wage. Advice was given to watch affordable housing changes and how they will affect your respective areas.

Mr. Miller clarified there are two definitions of affordable housing. One is affordable housing which involves section 8. The other one is housing that can be afforded.

Chairwoman Slater stated they are also talking about Increasing fees where the money will go to the counties only for affordable housing. Mayors Day at the legislature is February 11. I will be attending that.

Mr. Turner asked if those programs are from HUD.

Chairwoman Slater answered they are not specific on anything right now. You just have to watch the bills. You can access them online if you go to the Nevada Legislature.

Mr. Turner asked how that is connected to NATO?

Gardnerville Town Board Meeting February 5, 2019 - 4:30 p.m. Page 6

Chairwoman Slater explained it is the Nevada Association of Counties.

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

Mr. Turner continued his public comment on topics not on the agenda.(An audio recording of public comment is available upon request.)

Mr. Dallaire asked Mr. Turner to give staff his written comments so we can include it in the minutes.

Mr. Turner thought of that Why should I do that when you did it wrong and didn't put what I said in there.

Attorney Yturbide would be happy to talk	with Mr. Turner after the meeting.
Meeting adjourned at 6:32 p.m.	
Respectfully Submitted,	
Linda Slater, Chairman	Tom Dallaire, Town Manager

Gardnerville Town Board AGENDA ACTION SHEET



1. For Possible Action: Correspondence 2. Recommended Motion: Receive and file ☑ N/A Funds Available: ☐ Yes 3. Department: Administration Prepared by: Tom Dallaire 4. Meeting Date: February 5, 2019 Time Requested: N/A 5. Agenda:

☐ Consent ☐ Administrative 6. Background Information: See attached. ₩ N/A 7. Other Agency Review of Action: ☐ Douglas County 8. Board Action: ☐ Approved with Modifications ☐ Approved ☐ Continued □ Denied

Dallaire, Tom

From:

Nevada League of Cities & Municipalities <jwalker@nvleague.org>

Sent: Friday, February 22, 2019 10:01 AM

To:

Dallaire, Tom

Subject:

Legislative Update - February 22, 2019

CAUTION: This email is from an external source. Use caution when clicking links or opening attachments.

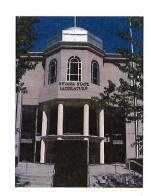


Legislative Update - February 22, 2019

League Bills

SB10

The League's bill to increase the amount a member of a Board of Trustees of a General Improvement District, SB 10, was heard in Senate Government



Affairs on Wednesday, February 13th. There was general support for the bill and the committee seems to understand the need to better define "compensation". One resident of IVGID, testified in opposition. We will work with the committee and staff to perfect the language of the bill. No further action has been taken on this bill.

AB18

The League's bill to allow cities, towns and GIDs to install and maintain ADA compliant ramps is scheduled to be heard on February 28th in Assembly Government Affairs.

Other bills of Interest

AB4

This City of Reno bill would authorize an incorporated city to create a district for a city fire department. Counties already have this

authority. The League testified in support of this bill and reiterated that when cities and counties are charged with similar responsibilities (in this case public safety) cities should have the same authorities. This will be a consistent message to the legislators this session.

AB86

This bill was sponsored by the Purchasing Division of the Department of Administration would make various positive changes to the statute governing purchasing by local governments. The bill is a result of a series of collaborative meetings over the interim by state and local government purchasing officials. The League testified in support of the bill.

SB25

This bill would ensure that the payment of costs of personnel and training associated with maintaining, updating and operating the equipment, hardware and software for body and vehicle cameras are an authorized use of revenue derived from the surcharge levied on telephones to enhance the telephone system for reporting and emergency. The bill further authorized the use of revenue to pay the costs for personnel and training associated with the maintenance, retention and redaction of audio and video recordings. It was thought that these were authorized uses of this revenue based on comments made during the 2017 legislative session by then Senate Majority Leader Aaron Ford during the processing of the bill that authorized revenue from this fund to be used to purchase body and vehicle cameras and associated software. The League testified in support of this measure.

SB96

The Legislative Committee on Public Lands introduced SB96. This measure would create the Nevada Public Lands Grant Program within the Department of Conservation and Natural Resources. The bill would allocate \$500,000 to the program. The funds would be available to local governments, conservation districts and other entities including non-profits to use as matching funds required as a condition of any federal grant that will be used to finance a program related to public lands. The League expressed support for this bill.

Presentations

The City of Reno made a presentation to the Assembly Government

Affairs Committee on Tuesday, February 19th. City Manager Sabra Smith-Newby and Dylan Shaver, Director of Policy and Strategy made the presentation.

The City of Sparks made a presentation to the Assembly Government Affairs Committee on February 22nd. Mayor Pro-tem Ed Lawson, City Manager Steve Driscoll, Assistant City Manager Neil Krutz and Legislative Liaison Kathy Clewett informed the committee about the City of Sparks.

The League will make a presentation to the Assembly Government Affairs Committee on February 28th.

Local Government Day at the Legislature

Mark your calendars for "Local Government Day at the Legislature". This event is scheduled for March 28th. We will schedule meetings with legislative leadership. Please plan on joining us and helps express municipal concerns to our legislators. We will be co-hosting a legislative reception with our friends at NACO in the evening.

520 S. Curry Street Carson City, NV 89703 775-882-2121

Nevada League of Cities & Municipalities | 520 S. Curry Street, Carson City, NV 89703

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Sent by jwalker@nvleague.org in collaboration with



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Dallaire, Tom

From:

To:

Nevada League of Cities & Municipalities <jwalker@nvleague.org>

Sent:

Friday, February 15, 2019 2:27 PM

Dallaire, Tom

Subject:

Legislative Update - February 15, 2019

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Legislative Update - February 15, 2019

Mayor's Day at the Legislature

Monday, February 11th was Mayor's Day at the Legislature for the 2019 Legislative Session. The following Mayor's participated in this years' event:



Mayor Bob Crowell (Carson City and NLC&M 2019 President)

Mayor Daniel Corona (West Wendover and NLC&M Vice President) Chair Linda Slater (Town of Gardnerville and NLC&M Executive

Committee Member)

Mayor Debra March (Henderson)

Mayor Dana Holbrook (Carlin)

Mayor Ken Tedford (Fallon)

Mayor Roy Edgington (Fernley)

Mayor Rich Stone (Winnemucca)

Mayor George Dini (Yerington)

The day began with a coffee and doughnuts reception in the Legislative building. The Mayors were then welcomed by the Assembly Government Affairs Committee. Mayor Crowell made some remarks and reminded the legislators that the mayors and the legislature serve the same constituents. Several mayors sat with members of the

legislature during the floor sessions. Meetings were held with Speaker Frierson, Senate Majority Leader Kelvin Atkinson and Senate Minority Leader James Settelmeyer. The mayors also met with Governor Sisolak and his Legislative and Intergovernmental Director Keith Hightower. Topics of interest to municipal governments were discussed at these meeting including opposition to returning the prevailing wage trigger to the pre-2015 level. We want to thank the Governor and legislative leadership for meeting with our municipal leaders and the Mayors (and Chair Slater) for participating in the 2019 "Mayor's Day at the Legislature."

League Bills SB10

The League's bill to increase the amount a member of a Board of Trustees of a General Improvement District, SB 10, was heard in Senate Government Affairs on Wednesday, February 13th. There was general support for the bill and the committee seems to understand the need to better define "compensation". One person, from IVGID, testified in opposition. We will work with the committee and staff to perfect the language of the bill.

Other bills of Interest AB101

Introduced by Assemblyman Daly, this measure would authorize a private plaintiff to bring an action for a declaratory judgment regarding a violation of state law or a local ordinance by certain governmental entities. The bill was heard in the Assembly Judiciary Committee on February 14th. The League, along with other local government associations and entities, testified in opposition.

SB107

This bill was sponsored by Senators Settelmeyer and Goicoechea. The bill would require an office holder to resign from office prior to filing paperwork to run for another elected office. The bill was heard in the Senate Legislative Operations and Elections Committee on February 11th. The League testified in opposition to the bill.

SB143

This bill was co-sponsored by most members of both democratic caucuses. The measure is intended to implement the requirement for background checks on private sales of guns was introduced in the Senate on February 11th. The bill was heard during a long joint meeting of the Assembly and Senate Judiciary Committees on February 12th. The hearing began at 8:00am and lasted well into the afternoon. There was plenty of testimony from both sides of the issue. The bill was passed out of the Senate Judiciary Committee later on the 12th on a party-line vote. The bill was passed out of the Senate on the 13th, also on a party-line vote, and moved to the Assembly. The bill was passed out of the Assembly Judiciary Committee, again on a party-line vote, on February 14th. The bill will become effective January 2, 2020.

Presentations

The City of Las Vegas gave a presentation to the Assembly Government Affairs Committee on Monday, February 11th. City Manager Scott Adams and Shani Coleman, Director, Office of Administrative Services made the presentation. Also in attendance from the city were Kelly Crompton, Government Affairs Manager and Zach Bucher, Special Assistant to Mayor Goodman.

Local Government Day at the Legislature

Mark your calendars for "Local Government Day at the Legislature". This event is scheduled for March 28th. We will schedule meetings with legislative leadership. Please plan on joining us and help express municipal concerns to our legislators. Following the meetings we will be co-hosting a legislative reception with our friends at NACO in the evening.

520 S. Curry Street Carson City, NV 89703 775-882-2121

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City Courier - February 2019

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NEVADA LEAGUE OF CITIES AND MUNICIPALITIES

City Courier - February

2019



Upcoming Events

ocal Government Day arch 28, 2019, Legislative Building 00 a.m.

LC&M and NACO Joint Legislative eception, location TBD 00 - 7:00 p.m.

ational League of Cities arch 10-13, 2019 ongressional City Conference 'ashington, D.C.

LC&M Annual Conference eptember 24-26, 2019 osted by: City of Henderson

Mayors Day at the Legislature



From the Left - Mayor Edgington, Mayor Daniel Corona, Mayor Bob Crowell, Mayor Ken Tedford, Governor Sisolak, Mayor Reese Keener and Mayor Dana Holbrook

Monday, February 11th was Mayor's Day at the Legislature for the 2019 Legislative Session. The following Mayor's participated in this years' event:

"Friends of the League"

PLATINUM

Willis Pooling

GOLD

CenturyLink Nevada Rural Housing Authority Republic Services

SILVER

A and H Insurance, Inc. Charles Abbott & Associates NV Energy USI Insurance Services Voya Financial

COPPER

L/P Insurance Services
Porter Group, Government &
Business Solutions
Stradling Yocca Carlson & Rauth
Western Insurance Specialties

We appreciate your support!

For information on becoming a "Friend of the League" please click here.



or more information:

arah Lindsay mail: uscommunities@naco.org none: 202-942-4290

S. Communities Government

Mayor Bob Crowell (Carson City and NLC&M 2019 President)
Mayor Daniel Corona (West Wendover and NLC&M Vice President)
Chair Linda Slater (Town of Gardnerville and NLC&M Executive Committee

Member)

Mayor Debra March (Henderson)

Mayor Dana Holbrook (Carlin)

Mayor Ken Tedford (Fallon)

Mayor Roy Edginton (Fernley)

Mayor Rich Stone (Winnemucca)

Mayor George Dini (Yerington)

The day began with a coffee and doughnuts reception in the Legislativ building. The Mayors were then welcomed by the Assembly Government Affair Committee. Mayor Crowell made some remarks and reminded the legislators that the mayors and the legislature serve the same constituents. Several mayors swith members of the legislature during the floor sessions.

Meetings were held with Speaker Frierson, Senate Majority Leader Kelv Atkinson and Senate Minority Leader James Settelmeyer. The mayors also minimum with Governor Sisolak and his Legislative and Intergovernmental Director Keir Hightower. Topics of interest to municipal governments were discussed at thes meetings including opposition to returning the prevailing wage trigger to the prevailing to the prevailing wage trigger trigger t

We want to thank the Governor and legislative leadership for meeting with or municipal leaders and for participating in the 2019 "Mayor's Day at the Legislature."

State Municipal Leagues Build Relationships with New Congress



League Vice President Daniel Corona, Mayor, City of West Wendover, an

chasing Alliance vw.uscommunities.org



NLC Service Line Warranty Program

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

/hat Nevada Customers are aying...

already told a neighbor how easy nd wonderful your service is and he gned up. North Las Vegas did an itstanding job partnering with you. ou did an outstanding job fixing our ak.

Nancy S., North Las Vegas

ogram and how it can bring venue and peace of mind to your mmunity, please contact:

all 407-616-2239 for more formation.

Executive Director Wes Henderson participated in the National League of Cities' State Municipal League Presidents and Executive Directors fly-in on February 6 - 7. The group attended a briefing about NLC priorities for the visit. Mayor Corona and Wes were paired with the attendees from the New York and Indiana state municipal leagues.

On the 7th, Mayor Corona was part of a panel as a part of a "City Hall 101: The Roll of Cities in Moving America Forward" briefing. The target audience was new Congressional staffers and was held in the Capitol Visitor's Center. The briefing was well attended with standing room only. Participating on the panel with Mayor Corona was Cleveland Councilman Matt Zone (NLC Immediate Past President) and Rockville, MD Mayor Bridget Donnell Newton (President of the Maryland Municipal League). Click here for more information on the City Hall 101 presentation.

Following the briefing was a meeting with Representative Susie Lee. They also met with Representative Jim Baird (IN - 4) who is another freshman Congressman. The group then met with the legislative directors for Representative Steven Horsford and Senators Cortez Masto and Rosen. They also stopped by Representatives Amodei and Titus and left the NLC talking points with staff.

Topics discussed were the need for infrastructure funding, including the desire to have some amount of infrastructure funding allocated directly to cities, the need to retain the tax exemption status for municipal bonds, encouragement to avoid future government shutdowns, support for H.R. 530 (a bill introduced by Representative Eshoo (CA-18) that would prevent the Federal Communications Commission from enforcing the recently adopted regulation that strips most local control regarding the siting of 5G infrastructure) and protection local cable franchises by halting another proposed FCC regulation from being enacted.

Congressional City Conference Advocating for local priorities at the federal level



SHARE YOUR CITY'S STORY WITH CONGRESS

At the Congressional City Conference, city officials will hear directly

from policymakers and thought leaders about the issues important to citie discover the latest funding opportunities that will support economic growth ar learn emerging practices to strengthen local communities. The conference w culminate with a visit to Capitol Hill. NLC will coordinate meetings for city officia to discuss their community needs with representatives from their congression district.

Mar 10 - Mar 13, 2019 Washington, DC Click here to Register

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Gardnerville Town Board AGENDA ACTION SHEET



1.	For Possible Action:	Approve	Health	and	Sanitation	8	Public	Works	Departr	nents
	Monthly Report of act	tivities								

2. Recommended Motion: Approve as submitted

Funds Available: ☐ Yes ☐ N/A

3. Department: Administration Prepared by: Carol Louthan

4. Meeting Date: March 5, 2019

5. Agenda:

Consent

Administrative

6. Background Information:

Trash (Jan landfill)

Credit Cards & Echecks (Jan)

Residential Accounts	1772 - total	Total Amount	9	39,929.52
Single Family	1762	Total transactions		440
Duplex	16	Visa	270	\$ 21,352.62
Triplex	3	Mastercard	24	\$ 2,516.97
Fourplex	9	Am Ex/Discvr	5	\$ 311.17
Sixplex	1	E checks	141	\$ 15,748.76
Commercial accts	233		ALL STREET	
Greenwaste accts	1407			
Cleanup dumpsters	8			
X cans	339			
# new residential accts	9 new, 11 transferred			
# new commercial accts				
Minimum User	25			
Total tons - trash	379.26			
Total tons - greenwaste	8.59			

7.	Other Agency R	Review of Action: Douglas County	₩ N/A
8.	Board Action:		
	Approved	☐ Approved with Modifications	

Gardnerville Town Board AGENDA ACTION SHEET



L.	For Possible Action: Approve February 2019 claims.
2.	Recommended Motion: Approve as submitted Funds Available: Yes N/A
3.	Department: Administration
	Prepared by: Carol Louthan
1.	Meeting Date: March 5, 2019 Time Requested: N/A
5.	Agenda: Consent — Administrative
õ.	Background Information: See attached.
7.	Other Agency Review of Action: □Douglas County □ N/A
3.	Board Action:
	☐ Approved ☐ Approved with Modifications ☐ Continued

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Carat storie & Galat Places									
Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date Rec	Received Date Payment Date	Invoice Amount
Fund 610 - Gardnerville Town Department 921 - Gardnerville Admin	E								
Account 510,150 - Board Compensation	Compensation		- - - -		0,000	0,007,007,00	0,000,000	01007007	250.00
33424 - Michael C Henningsen	2/19 BOARD	GARDNERVILLE	# 687737		01/31/2019	02/08/2019	02/08/2019	02/00/2019	730.00
4288 - Lloyd W Higuera	2/19 BOARD	TOWN OF	Paid by Check		01/31/2019	02/08/2019	02/08/2019	02/08/2019	250.00
28960 - Kenneth W Miller	2/19 BOARD	GVILLE	Paid by Check		01/31/2019	02/08/2019	02/08/2019	02/08/2019	250.00
2969 - Linda Slater	02-2019 BOARD TOWN OF	TOWN OF	# 68//68 Paid by Check		01/31/2019	02/08/2019	02/08/2019	02/08/2019	275.00
8364 - Mary A Wenner	02-2019 BOARD		# 68/824 Paid by Check		01/31/2019	02/08/2019	02/08/2019	02/08/2019	250.00
		GAKDNEKVILLE	# 68/839 Accoun	9 Account 510.150 - Board Compensation Totals	ard Compens	sation Totals	Invoice T	Invoice Transactions 5	\$1,275.00
Account 520.055 - Telephone Expense 29103 - Frontier	hone Expense 782-7134 1/19	775-782-7134-050279-	Paid by Check		01/16/2019	02/01/2019	02/01/2019	02/01/2019	110.06
29103 - Frontier	782-3856 1/19	775-782-3856-080802-	# 687515 Paid by Check		01/16/2019	02/01/2019	02/01/2019	02/01/2019	57.97
13097 - Verizon Wireless	9823344111	5 842011146-00001	# 68/515 Paid by Check # 600261		02/01/2019	02/22/2019	02/22/2019	02/22/2019	320.98
				Account 520,055 - Telephone Expense Totals	elephone Ex	pense Totals	Invoice T	Invoice Transactions 3	\$489.01
Account 520.084 - Replacement & Repair 11985 - Ace Hardware	cement & Repair 130190	1236	Paid by Check		01/07/2019	02/15/2019	02/15/2019	02/15/2019	21,48
11985 - Ace Hardware	130467	1236	# 687882 Paid by Check		01/22/2019	02/15/2019	02/15/2019	02/15/2019	7.48
2121 - Meeks Lumber	1141558	06G1570	# 687882 Paid by Check		01/07/2019	02/15/2019	02/15/2019	02/15/2019	9,46
			# 687991 Account !	191 Account 520.084 - Replacement & Repair Totals	lacement & F	Repair Totals	Invoice T	Invoice Transactions 3	\$38.42
Account 520.089 - Power 2924 - NV Energy		1000285600907757795	Paid by		01/25/2019	02/08/2019	02/08/2019	02/08/2019	423.52
0	2019		# 68//89	Accou	Account 520,089 - Power Totals	Power Totals	Invoice T	Invoice Transactions 1	\$423.52
Account 520.092 - Heating 3021 - Southwest Gas Corporation		2410015779022	Paid by Check		01/17/2019	02/01/2019	02/01/2019	02/01/2019	85.17
3021 - Southwest Gas Corporation	19 1072224004 1-	2411072224004	# 68/605 Paid by Check		01/17/2019	02/01/2019	02/01/2019	02/01/2019	109.09
3021 - Southwest Gas Corporation	1188600002 1-	2411188600002	# 68/605 Paid by Check # 607605		01/17/2019	02/01/2019	02/01/2019	02/01/2019	106.61
	13		C00/00 #	Account	Account 520,092 - Meating Totals	eating Totals	Invoice T	Invoice Transactions 3	\$300.87
			3-2						



Fund 610 - Gardnerville Town Department 921 - Gardnerville Admin Account 520.097 - Maint B&G 32975 - Simerson Construction LLC 12997 - Douglas County Procurement 1.				וכום וכמסטוו		Care many participant of the care		TINOICE VIIIONIE
nerson Construction LLC uglas County Procurement	5							
uglas County Procurement	1497	TOWN OF GARDNERVILLE/HERIT AGE PARK	Paid by Check # 687821	01/08/2019	02/08/2019	02/08/2019	02/08/2019	218.00
	1-19 DALLAIRE	GVILLE	Paid by Check # 687923	01/27/2019	02/15/2019	02/15/2019	02/15/2019	765.00
33462 - Stampede Pest Control	2588	TOWN OF GARDNERVILLE	# 00,722 Paid by Check # 688330	01/08/2019	02/22/2019	02/22/2019	02/22/2019	175.00
			Acc	Account 520.097 - Maint B&G Totals	t B&G Totals	Invoice Tra	Invoice Transactions 3	\$1,158.00
Account 520,098 - Jamitorial Services 27347 - A+ Janitorial Service TOG0119	ial Services TOG0119	GVILLE	Paid by Check # 687450	01/23/2019	02/01/2019	02/01/2019	02/01/2019	200,00
			10	Account 520,098 - Janitorial Services Totals	rvices Totals	Invoice Tra	Invoice Transactions 1	\$200.00
Account 520.136 - Rents & Leases Equipment 4753 - Ricoh USA Inc 101616995 14	k Leases Equipme 101616995	ent 1481234-3433221	Paid by Check	01/11/2019	02/01/2019	02/01/2019	02/01/2019	165.41
4753 - Ricoh USA Inc	5055808396	16769392	# 08/334 Paid by Check # 688393	02/01/2019	02/22/2019	02/22/2019	02/22/2019	88.62
			Account 520.136 - I	Account 520.136 - Rents & Leases Equipment Totals	ment Totals	Invoice Tra	Invoice Transactions 2	\$254.03
Account 520.170 - Memberships 12997 - Douglas County Procurement 1-19 Procurem	DALLAIRE	GVILLE	Paid by Check # 687923	01/27/2019	02/15/2019	02/15/2019	02/15/2019	105.00
				Account 520.170 - Memberships Totals	rships Totals	Invoice Tra	Invoice Transactions 1	\$105.00
Account 520.187 - Internet Expense 32036 - Spectrum Business 0598044	et Expense 0598044012819	Expense 0598044012819 8354110060598044	Paid by Check	01/28/2019	02/15/2019	02/15/2019	02/15/2019	49,99
32036 - Spectrum Business	0012509020219	0012509020219 8354110060012509	# 688077 Paid by Check # 600277	02/02/2019	02/22/2019	02/22/2019	02/22/2019	67.49
				Account 520,187 - Internet Expense Totals	pense Totals	Invoice Tra	Invoice Transactions 2	\$117.48
Account 520,200 - Training & Education 13113 - Kelly Colleen Pettit 250	g & Education 250	TOWN OF GARDNERVILLE- CPR/AED/FIRST AID,	Paid by Check # 688030	02/02/2019	02/15/2019	02/15/2019	02/15/2019	510.00
		(12 31 ODEN13)	Account 520.2	Account 520,200 - Training & Education Totals	cation Totals	Invoice Tra	Invoice Transactions 1	\$510.00
Account 520.210 - Election Expense 1127 - Douglas County Clerk-Treasurer 110618T	n Expense 110618TOG	TOWN OF GARDNERVILLE	Paid by Check # 687703	01/15/2019	02/08/2019	02/08/2019	02/08/2019	858.63
	0 m 10 m		187	Account 520,210 - Election Expense Totals	pense Totals	Invoice Tra	Invoice Transactions 1	\$858.63
Account 533.800 - Office Supplies 7132 - Accolades Trophies & Engraving 1519	Supplies 1519	GARDNERVILLE	Paid by Check # 687650	01/08/2019	02/08/2019	02/08/2019	02/08/2019	12.50

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CHEAT REDUCE & GREAT PLACES									
Vendor	Invoice No.	Invoice Description	Status	Held Reason Invoice Date Due Date	voice Date		G/L Date Receiv	Received Date Payment Date Invoice Amount	Invoice Amount
Fund 610 - Gardnerville Town									
Department 921 - Gardnerville Admin	100.00						400		
Account 533,800 - Office Supplies	Supplies								
12997 - Douglas County Procurement	1-19 DALLAIRE GVILLE	GVILLE	Paid by Check	10	01/27/2019	02/15/2019	02/15/2019	02/12/2019	232.50
Program			# 687923						
26531 - Waving at You.com	219447	TOWN OF	Paid by Check	10	01/24/2019	02/15/2019	02/15/2019	02/15/2019	190.00
	9	GARDNERVILLE	# 688126	C	0,000,000	0,000,000,000	מיסרו בנו כס	0,000,000	00 000
21673 - Dallaire Tom	11/23-12/28/18	11/23-12/28/18 REIMBURSEMENT	Paid by Check	70	02/14/2019	02/22/2019	02/22/2019	02/22/2019	6/3.09
			# 688193	Account 533,800 - Office Supplies Totals	· Office Sup	plies Totals	Invoice Tra	Invoice Transactions 4	\$1,108.09
Account 533,806 - Software	Ire								
16648 - E Squared C Inc	44552	GVILLE	Paid by Check	05	:/01/2019	02/01/2019 02/15/2019	02/15/2019	02/15/2019	37.50
*			# 08/A78	Account 533	3.806 - Soft	Account 533,806 - Software Totals	Invoice Transactions	ansactions 1	\$37.50
Account 533,817 - Small Projects	Projects								
11985 - Ace Hardware	130394	1236	Paid by Check	10	01/16/2019	02/15/2019	02/15/2019	02/15/2019	2:97
	10		# 687882			1	0.000	0.000	
12997 - Douglas County Procurement	1-19 LACOST	GVILLE	Paid by Check	10	01/2//2019	02/15/2019	02/15/2019	02/15/2019	13.10
Program			# 08/923	Account 533 817 - Small Projects Totals	- Small Pro	ieche Totale	Tryolce Tra	Invoice Transactions 2	\$19.07
			Dep	Department 921 - Gardnerville Admin Totals	dnerville A	dmin Totals	Invoice Tra	Invoice Transactions 33	\$6,894.62

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GREAT PLOBE & GREAT PLACES										
Vendor	Invoice No.	Invoice Description	Status	Held Reason Invo	Invoice Date Due Date	Due Date	G/L Date	Received Date	Received Date Payment Date	Invoice Amount
Fund 610 - Gardnerville Town										
Department 923 - Parks & Recreation										
Account 520.084 - Replacement & Repair	sement & Repair									
18821 - Fastenal Industrial	NVMIN76281	NVMIN0011	Paid by Check # 687715	01/1	01/10/2019	02/08/2019	02/08/2019		02/08/2019	26.13
18821 - Fastenal Industrial	NVMIN76470	NVMIN0011	Paid by Check	01/2	01/22/2019	02/08/2019	02/08/2019		02/08/2019	6.88
18821 - Fastenal Industrial	NVMIN76534	NVMIN0011	# 00//13 Paid by Check # 687715	01/2	01/24/2019	02/08/2019	02/08/2019		02/08/2019	159.98
11985 - Ace Hardware	130279	1236	# 5077 E Paid by Check # 687887	01/1	01/10/2019	02/15/2019	02/15/2019		02/15/2019	193.07
2297 - ASJ Small Engines Inc	22371	GVILLE	Paid by Check	0/10	01/03/2019	02/15/2019	02/15/2019		02/15/2019	36.00
			# Oo/oss Account	Account 520.084 - Replacement & Repair Totals	ment & Re	spair Totals	Invoi	Invoice Transactions	. 5	\$422.06
Account 520.089 - Power 2924 - NV Eneray	791804 01-	1000079180404757010 Paid by Check	Paid by Check	01/2	01/25/2019	02/08/2019	02/08/2019		02/08/2019	727.70
	2019		# 687787	Account 52	0.089 - Po	Account 520.089 - Power Totals	Invoi	Invoice Transactions 1		\$727.70
Account 520.090 - Water 2153 - Minden Town of	1862.01 1/19	1862.01	Paid by Check	01/2	8/2019	01/28/2019 02/15/2019	02/15/2019		02/15/2019	24.05
			# 687997	Account 52	W - 060.0	Account 520.090 - Water Totals	Invoi	Invoice Transactions		\$24.05
Account 532.003 - Gas & Oil 3814 - Flyers Energy LLC	Oil CFS-1805966	8308	Paid by Check	01/1	01/15/2019	02/01/2019	02/01/2019		02/01/2019	12.14
	*		# 68/209	Account 532,003 - Gas & Oil Totals	03 - Gas	& Oil Totals	Invoi	Invoice Transactions 1	· 	\$12.14
Account 533.817 - Small Projects 2362 - SESAC 10259	Projects 10259193	67038	Paid by Check	0/10	01/01/2019	02/08/2019	02/08/2019		02/08/2019	438.00
21673 - Dallaire Tom	11/23-12/28/18	11/23-12/28/18 REIMBURSEMENT	# 68/811 Paid by Check # 600102	02/1	02/14/2019	02/22/2019	02/22/2019		02/22/2019	237.00
3814 - Hyers Energy LLC	CFS-1815447	8308	# 688193 Paid by Check # 600317	01/3	01/31/2019	02/22/2019	02/22/2019		02/22/2019	119.98
			# 66821/ Dep	Account 533,817 - Small Projects Totals Department 923 - Parks & Recreation Totals	Small Pro	ects Totals	Invoi Invoi	Invoice Transactions 3 Invoice Transactions 11	3 11	\$794.98 \$1,980.93



GREAT PROPIL & GREAT PLACES								
Vendor	Invoice No.	Invoice Description	Status	Held Reason Invoice Date	Due Date	G/L Date Received Date	Received Date Payment Date	Invoice Amount
Fund 610 - Gardnerville Town Department 926 - Other Public Works	4							
21697 - MJT Enterprises dba Blue Ribbon	250	104	Paid by Check	01/18/2019	02/22/2019	02/22/2019	02/22/2019	703.00
Personnel Services 21697 - MJT Enterprises dba Blue Ribbon Derconnel Services	155	104	# 588262 Paid by Check # 688262	01/11/2019	02/22/2019	02/22/2019	02/22/2019	536.50
				Account 516.120 - Contract Salaries Totals	alaries Totals	Invoice Transactions 2	s 2	\$1,239.50
Account 520.017 - Snow Removal 12198 - O'Reilly Automotive Inc 3530-;	emoval 3530-236472	1075650	Paid by Check # 688020	01/15/2019	02/15/2019	02/15/2019	02/15/2019	18.00
				Account 520.017 - Snow Removal Totals	emoval Totals	Invoice Transactions 1	s 1	\$18.00
Account 520.084 - Replacement & Repair 18821 - Fastenal Industrial	ment & Repair NVMIN76534	NVMIN0011	Paid by Check	01/24/2019	02/08/2019	02/08/2019	02/08/2019	11.21
11985 - Ace Hardware	130129	1236	Paid by Check	01/03/2019	02/15/2019	02/15/2019	02/15/2019	3.99
11985 - Ace Hardware	130130	1236	# 00/002 Paid by Check # 687882	01/03/2019	02/15/2019	02/15/2019	02/15/2019	09'
13485 - Ahern Rentals	20021071-1	205304	Paid by Check	01/11/2019	02/15/2019	02/15/2019	02/15/2019	24.58
13485 - Ahern Rentals	20021734-1	205304	Paid by Check	01/11/2019	02/15/2019	02/15/2019	02/15/2019	22.48
2121 - Meeks Lumber	1141802	06G1570	Paid by Check	01/08/2019	02/15/2019	02/15/2019	02/15/2019	60.40
12198 - O'Reilly Automotive Inc	3530-233986	1075650	Paid by Check	12/31/2018	02/15/2019	02/15/2019	02/15/2019	31.96
12198 - O'Reilly Automotive Inc	3530-234031	1075650	Paid by Check	12/31/2018	02/15/2019	02/15/2019	02/15/2019	2.64
12198 - O'Reilly Automotive Inc	3530-234032	1075650	Paid by Check	12/31/2018	02/15/2019	02/15/2019	02/15/2019	10.56
2510 - Parts House (The)	840130	4170	Paid by Check	12/31/2018	02/15/2019	02/15/2019	02/15/2019	13.62
2510 - Parts House (The)	841288	4170	Paid by Check	01/08/2019	02/15/2019	02/15/2019	02/15/2019	13.71
			Account 52	Account 520,084 - Replacement & Repair Totals	Repair Totals	Invoice Transactions 11	s 11	\$195.75
Account 520.095 - Street Lights 2924 - NV Energy 2019	Lights 2856036 01- 2019	1000285603607757800) Paid by Check # 687788	01/25/2019	02/08/2019	02/08/2019	02/08/2019	6,381.82
	ij			Account 520,095 - Street Lights Totals	Lights Totals	Invoice Transactions 1	s 1	\$6,381.82
Account 520.103 - Maint Road 23092 - Brandon Industries Inc 14	toad 149307	GNVGARDNERVI	Paid by Check	01/25/2019	02/15/2019	02/15/2019	02/15/2019	730.00
726 - Central Systems Electric Inc	211292	TOWNGA	eck	01/23/2019	02/22/2019	02/22/2019	02/22/2019	44.00

	TINOICE NO.	Invoice Describation	Status	וכות ועכמסטון	TINOICE Date	Due Date	G/L Date Re	Received Date Payment Date	THANK WILLIAM
Fund 610 - Gardnerville Town Department 926 - Other Public Works									
Account 320,103 - Maint Koad 8692 - Silver State Barricade & Sign 10	.cad 104021	TOWN OF GARDNERVILLE	Paid by Check # 688320	01	01/18/2019	02/22/2019	02/22/2019	02/22/2019	793.50
				Account 520.103 - Maint Road Totals	03 - Maint	Road Totals	Invoice -	Invoice Transactions 3	\$1,567.50
Account 520.107 - Maint Equip 6321 - Safety-Kleen Systems Inc 785	quip 78524457	T023913	Paid by Check	12	12/11/2018	02/01/2019	02/01/2019	02/01/2019	94.88
			100.000 #	Account 520.107 - Maint Equip Totals	7 - Maint E	quip Totals	Invoice	Invoice Transactions 1	\$94.88
Account 532.003 - Gas & Oil 3814 - Flyers Energy LLC	Oil CFS-1805966	8308	Paid by Check	01	01/15/2019	02/01/2019	02/01/2019	02/01/2019	552.79
3814 - Flyers Energy LLC	CFS-1815447	8308	Paid by Check	01	01/31/2019	02/22/2019	02/22/2019	02/22/2019	426.11
			# 0007T/	Account 532,003 - Gas & Oil Totals	.003 - Gas	& Oil Totals	Invoice	Invoice Transactions 2	\$978.90
Account 532.028 - Uniforms 5785 - Alsco Inc	ns LREN1437589	000330	Paid by Check	01	01/08/2019	02/08/2019	02/08/2019	02/08/2019	4.39
5785 - Alsco Inc	LREN1439779	000330	# 00/03/ Paid by Check	10	01/15/2019	02/08/2019	02/08/2019	02/08/2019	10.24
5785 - Alsco Inc	LREN1441900	000330	# 68/65/ Paid by Check	10	01/22/2019	02/08/2019	02/08/2019	02/08/2019	4.39
5785 - Alsco Inc	LREN1444052	000330	# 68/65/ Paid by Check # 697657	01	01/29/2019	02/08/2019	02/08/2019	02/08/2019	10.24
			/co/80 #	Account 532,028 - Uniforms Totals	.028 - Unif	orms Totals	Invoice .	Invoice Transactions 4	\$29.26
Account 532.056 - Subscriptions 30748 - Verdek LLC 8404	ptions 84044	TOWN OF	Paid by Check	02	02/04/2019	02/15/2019	02/15/2019	02/15/2019	260.00
			/11000 #	Account 532.056 - Subscriptions Totals	- Subscrip	tions Totals	Invoice	Invoice Transactions 1	\$560.00
Account 532.116 - Crack Seal Maintenance 5352 - Construction Sealants & Supply R125564	seal Maintenance R125564	GARDNT	Paid by Check	10	01/10/2019	02/08/2019	02/08/2019	02/08/2019	375,59
5352 - Construction Sealants & Supply	R125614	GARDNT	# 68/695 Paid by Check # 687695	01	01/14/2019	02/08/2019	02/08/2019	02/08/2019	1,070.00
			Account 5	Account 532,116 - Crack Seal Maintenance Totals	sal Mainten	ance Totals	Invoice	Invoice Transactions 2	\$1,445.59
Account 532.118 - Major Repair and Maintenance 3314 - V & C Construction Inc GARDN GARDN	Repair and Maint 9057	tenance TOWN OF GARDNERVILLE	Paid by Check # 687837	01	01/28/2019	02/08/2019	02/08/2019	02/08/2019	5,777.50
			Account 532.118	Account 532.118 - Major Repair and Maintenance Totals	nd Mainten	ance Totals	Invoice .	Invoice Transactions 1	\$5,777.50
Account 562.000 - Capital Projects 33221 - Community Office Solutions 23065	Projects 23065	TOWN OF GARDNERVILLE	Paid by Check # 687484	3	11/30/2018	02/01/2019	02/01/2019	02/01/2019	1,270.00

Vendor	Invoice No.	Invoice No. Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Held Reason Invoice Date Due Date G/L Date Received Date Payment Date Invoice Amount	Invoice Amount
Fund 610 - Gardnerville Town										
Department 926 - Other Public Works										
Account 562,000 - Capital Projects	Projects									
2012 - Lumos and Associates Inc	99464	8939,000	Paid by Check		01/09/2019	02/08/2019	02/08/2019		02/08/2019	1,722.50
2012 - Lumos and Associates Inc	99465	8939,001	# 68//63 Paid by Check		01/09/2019	1/09/2019 02/08/2019	02/08/2019		02/08/2019	200.00
			# 68//63 Av	Account 562.000 - Capital Projects Totals Department 926 - Other Public Works Totals Fund 610 - Gardnerville Town Totals	unt 562.000 - Capital Projects Totals nent 926 - Other Public Works Totals Fund 610 - Gardnerville Town Totals	jects Totals forks Totals fown Totals	Invoic Invoic Invoic	Invoice Transactions 3 Invoice Transactions 32 Invoice Transactions 76	32	\$3,492.50 \$21,781.20 \$30,656.75

3-8

488.60

250.90

Accounts Payable by G/L Distribution Report

DOUGLAS COUNTY

G/L Date Range 02/01/19 - 02/28/19

250.00 250.00 250.00 275.00 250.00

ayment Date Invoice Amount

Invoice Description Status
TOWN OF Paid by Check
TOWN OF Paid by Check
775-782-7134-050279- Paid by Check
5 # 687515 842011146-00001 Paid by Check
688361
1057644 Paid by Check
CTC000 #
NVMIN0011 Paid by Check
687715 10228446 Paid by Check
68//58 1236 Paid by Check # 602000
08/882 1236 Paid by Check
68/882 1236 Paid by Check
68/882 5512 Paid by Check
58/914 5512 Paid by Check
08/914 5512 Paid by Check
08/914 Faid by Check # 687914

152.00

\$152.00

110.06 57.96 320.99 \$489.01

\$1,275.00

11.20

20.24 21.48 7.48 8,70 1,424.90 80.00

Sata: 210N: 1 & Gitt Pucces	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date Due Date	Due Date	G/L Date R	Received Date Payment Date	Invoice Amount
Fund 611 - Gardnerville Health & San Department 925 - Health & Sanitation Account 520,084 - Replacement & Repair	ment & Repair								
8491 - CMC Tire Inc	50012176	5512	Paid by Check # 687914		01/30/2019	02/15/2019	02/15/2019	02/15/2019	313.85
12198 - O'Reilly Automotive Inc	3530-234686	1075650	Paid by Check		01/04/2019	02/15/2019	02/15/2019	02/15/2019	2.99
12198 - O'Reilly Automotive Inc	3530-235634	1075650	Paid by Check		01/10/2019	02/15/2019	02/15/2019	02/15/2019	53.90
12198 - O'Reilly Automotive Inc	3530-235896	1075650	# cooczo Paid by Check # 688020		01/11/2019	02/15/2019	02/15/2019	02/15/2019	656'629
12198 - O'Reilly Automotive Inc	3530-236826	1075650	Paid by Check		01/17/2019	02/15/2019	02/15/2019	02/15/2019	132.29
12198 - O'Reilly Automotive Inc	3530-236890	1075650	Paid by Check		01/17/2019	02/15/2019	02/15/2019	02/15/2019	1.79
2510 - Parts House (The)	840537	4170	Paid by Check		01/03/2019	02/15/2019	02/15/2019	02/15/2019	14.86
2510 - Parts House (The)	842143	4170	Paid by Check		01/14/2019	02/15/2019	02/15/2019	02/15/2019	2.07
2510 - Parts House (The)	842375	4170	Paid by Check		01/15/2019	02/15/2019	02/15/2019	02/15/2019	235.53
2510 - Parts House (The)	842751	4170	# 000027 Paid by Check # 688024		01/17/2019	02/15/2019	02/15/2019	02/15/2019	29.99
3890 - Arata Equipment Co.	1-96557	1015	# 000021 Paid by Check # 688151		01/17/2019	02/22/2019	02/22/2019	02/22/2019	127.61
			Account 5	20.084 - Rep	Account 520.084 - Replacement & Repair Totals	epair Totals	Invoice	Invoice Transactions 20	\$3,858.37
Account 520.089 - Power 2924 - NV Energy	2856009 01-	1000285600907757795 Paid by Check	Paid by Check		01/25/2019	02/08/2019	02/08/2019	02/08/2019	423.52
	6102		£8//90 #	Accou	Account 520,089 - Power Totals	ower Totals	Invoice	Invoice Transactions 1	\$423.52
Account 520.092 - Meating 3021 - Southwest Gas Corporation		0015779022 1- 2410015779022	Paid by Check		01/17/2019	02/01/2019	02/01/2019	02/01/2019	85.17
3021 - Southwest Gas Corporation	1072224004 1-	2411072224004	# 00/003 Paid by Check		01/17/2019	02/01/2019	02/01/2019	02/01/2019	109.08
3021 - Southwest Gas Corporation	1188600002 1- 7	2411188600002	# 60/603 Paid by Check # 687605		01/17/2019	02/01/2019	02/01/2019	02/01/2019	319.82
	7		C00 /00 #	Account	Account 520.092 - Meating Totals	ating Totals	Invoice	Invoice Transactions 3	\$514.07
Account 520.098 - Janitorial Services 27347 - A+ Janitorial Service	al Services TOG0119	GVILLE	Paid by Check # 687450		01/23/2019	02/01/2019	02/01/2019	02/01/2019	100.00
				unt 520.098 -	Account 520.098 - Janitorial Services Totals	rvices Totals	Invoice	Invoice Transactions 1	\$100.00
				3-1					
				0					



	THE PARTY OF THE PARTY.	TINOUCE DESCRIPTION		ICIG INCORDI	220000		000000000000000000000000000000000000000	TINOUCE DILICALIT
Fund 611 - Gardnerville Health & San Department 925 - Health & Sanitation	uo							
Account 520.107 - Maint Equip 6321 - Safety-Kleen Systems Inc 78 ⁶	t Equip 78524457	T023913	Paid by Check	12/11/2018	02/01/2019	02/01/2019	02/01/2019	94.87
				Account 520.107 - Maint Equip Totals	it Equip Totals	Invoice Transactions 1	ns 1	\$94.87
Account 520.136 - Rents & Leases Equipment 4753 - Ricoh USA Inc 140.0000 140.0000 140.000 140.0000 140.000 140.000 140.0000 140.000 140.000 140.000	s & Leases Equipm 101616995	lent 1481234-3433221	Paid by Check	01/11/2019	02/01/2019	02/01/2019	02/01/2019	165.41
4753 - Ricoh USA Inc	5055808396	16769392	# 68/594 Paid by Check # 600003	02/01/2019	02/22/2019	02/22/2019	02/22/2019	60.14
			# 066293 Account 520.136	ooozss Account 520.136 - Rents & Leases Equipment Totals	ipment Totals	Invoice Transactions 2	- uns 2	\$225.55
Account 520.187 - Internet Expense 32036 - Spectrum Business 05980440	net Expense 0598044012819	Expense 0598044012819 8354110060598044	Paid by Check	01/28/2019	02/15/2019	02/15/2019	02/15/2019	49.99
32036 - Spectrum Business	0012509020219	0012509020219 8354110060012509	# 000077 Paid by Check	02/02/2019	02/22/2019	02/22/2019	02/22/2019	67.49
			# 68832/ Account	Account 520.187 - Internet Expense Totals	Expense Totals	Invoice Transactions 2	Ins 2	\$117.48
Account 520.197 - Landfill Expense 15853 - Carson City Landfill 228079	fill Expense 228079 1-19	228079	Paid by Check	02/04/2019	02/22/2019	02/22/2019	02/22/2019	20,346.40
1132 - Douglas Disposal Inc	40990612 1/19	40990612	# 6001/1 Paid by Check # 600000	02/01/2019	02/22/2019	02/22/2019	02/22/2019	3,121.45
				Account 520,197 - Landfill Expense Totals	Expense Totals	Invoice Transactions	ins 2	\$23,467.85
Account 520.198 - Recycling Expense 13443 - Bently Ranch 16091	cling Expense 160891	GVILLE	Paid by Check	02/04/2019	02/22/2019	02/22/2019	02/22/2019	176.60
			10.450	Account 520.198 - Recycling Expense Totals	Expense Totals	Invoice Transactions	Ins 1	\$176.60
Account 520,200 - Training & Education 13113 - Kelly Colleen Pettit	ing & Education 250	TOWN OF GARDNERVILLE- CPR/AED/FIRST AID,	Paid by Check # 688030	02/02/2019	02/15/2019	02/15/2019	02/15/2019	510.00
		(5.00 - 5.00 - 5.1)	Account 52	Account 520,200 - Training & Education Totals	ucation Totals	Invoice Transactions 1	ns 1	\$510.00
Account 521.135 - Legal-Collection Cost 2549 - Dallaire Tom-Petty Cash 2-19 GVILLE	I-Collection Cost 2-19 GVILLE	PETTY CASH	Paid by Check	02/07/2019	02/22/2019	02/22/2019	02/22/2019	35.00
			Account 52	Account 521.135 - Legal-Collection Cost Totals	on Cost Totals	Invoice Transactions 1	ns 1	\$35.00
Account 532.003 - Gas & Oil 3814 - Flyers Energy LLC	& Oill CFS-1805966	8308	Paid by Check	01/15/2019	02/01/2019	02/01/2019	02/01/2019	1,107.32
3814 - Flyers Energy LLC	CFS-1815447	8308	Paid by Check	01/31/2019	02/22/2019	02/22/2019	02/22/2019	1,151,73
			-11	Account 532,003 - Gas & Oil Totals	as & Oil Totals	Invoice Transactions 2	ins 2	\$2,259.05

GREAT PROPLE & GREAT PLACES										
Vendor	Invoice No.	Invoice Description	Status	Held Reason Invoice Date Due Date	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Received Date Payment Date Invoice Amount
Fund 611 - Gardnerville Health & San			ħ							
Department 925 - Health & Sanitation										
Account 532.028 - Uniforms			State and the state of the stat							3
5785 - Alsco Inc	LREN1437589	000330	Paid by Check # 687657		01/08/2019	02/08/2019	02/08/2019		02/08/2019	4.39
5785 - Alsco Inc	LREN1439779	000330	Paid by Check # 687657		01/15/2019	02/08/2019	02/08/2019		02/08/2019	4.39
5785 - Alsco Inc	LREN1441900	000330	Paid by Check # 687657		01/22/2019	02/08/2019	02/08/2019		02/08/2019	4.39
5785 - Alsco Inc	LREN1444052	000330	Paid by Check # 687657		01/29/2019	02/08/2019	02/08/2019		02/08/2019	4.39
				Account 5	Account 532.028 - Uniforms Totals	forms Totals	Invoic	Invoice Transactions 4	4	\$17.56
Account 533,800 - Office Supplies	Supplies									
7132 - Accolades Trophies & Engraving	1519	GARDNERVILLE	Paid by Check # 687650	_	01/08/2019	02/08/2019	02/08/2019		02/08/2019	12.50
12997 - Douglas County Procurement	1-19 DALLAIRE GVILLE	GVILLE	Paid by Check # 687923		01/27/2019	02/15/2019	02/15/2019		02/15/2019	10.68
21673 - Dallaire Tom	11/23-12/28/18	11/23-12/28/18 REIMBURSEMENT	Paid by Check # 688193		02/14/2019	02/22/2019	02/22/2019		02/22/2019	15.59
				Account 533,800 - Office Supplies Totals) - Office Sup	oplies Totals	Invoic	Invoice Transactions 3	n د	\$38.77
Account 533,806 - Software					21				5	(L
16648 - E Squared C Inc	44552	GVILLE	Paid by Check # 687928	_	02/01/2019	02/15/2019	02/15/2019		02/15/2019	37.50
			•	Account 5	Account 533.806 - Software Totals	rware Totals	Invoid	Invoice Transactions	1	\$37.50
Account 533.817 - Small Projects 12997 - Douglas County Procurement 1-19 I	rojects 1-19 LACOST	GVILLE	Paid by Check		01/27/2019	02/15/2019	02/15/2019		02/15/2019	54.19
Program			# 68/923	0.000 to 10.000 0.00	7 - Small Br	olete Totale	Toyot	Invoice Transactions		¢54 19
			Depa	Department 925 - Nealth & Sanitation Totals	ealth & Sanit	ation Totals	Invoir	Invoice Transactions		\$33,846.39
* = Prior Fiscal Year Activity			Pund	Fund Oll - Gardnerville Realth & San Totals Grand Totals	VIIIe Nealth	Grand Totals	Invoid	Invoice Transactions 131	33 131	\$64,503.14

Gardnerville Town Board AGENDA ACTION SHEET



1.	<u>For Possible Action</u> : Presentation by Main Street Gardnerville, Executive Director Debbi Lehr, on the 2019 annual plan for Main Street Gardnerville an provide information and update on the program.
2.	Recommended Motion: N/A Funds Available: □ Yes □ N/A
3.	Department: Administration
4.	Prepared by: Debbi Lehr
5.	Meeting Date: March 5, 2019
6.	Agenda: □Consent □ Administrative
Ba	ackground Information: To be presented at meeting.
7.	Other Agency Review of Action: □ Douglas County
8.	Board Action:
	Approved Approved with Modifications Denied Continued

1407 Main Street; US Hwy 395 N. Gardnerville, Nevada 89410 T. 775.782.8027 | F. 775.782.7135

EXECUTIVE DIRECTOR MONTHLY STATUS REPORT

February 19, 2018 5:30 PM

This report provides a brief overview of operations of Main Street Gardnerville program. **MONTHLY SUMMARY**

Financial

- o Revolving Loan (USDA) still being paid on time and consistent
- Completed change of accounts from Wells Fargo to US Bank
- o Completed change over to 501 c 3
- Submitted taxes to CVA 1/25/2019

Membership

- o 76 Members
- o Two new member Valley Eyecare and Sierra Training & Wellness Center

Social Media

- o Twitter: 522 to 535 followers; increase of 13 follower(s)
- o **Facebook**: 3,512 to 3,585 followers; increase of 73 follower(s)
- o Instagram: 688 to 739 followers; increase of 51 follower(s)
- o Alignable: 46 to 49 followers: increase of 3 follower(s)

Website & Database

- o Currently formatting and building new site (Square Space)
- o Currently building and setting up database (Maestro)

•	Const	tant Contact Mails	Open Rate	Click Rate
	0	Biz Blast December 2018/Christmas Card	28%	1%
	0	Shop Small Survey	27%	22%
	0	Training Invite #1	35%	11%
	0	Training Invite #2	18%	5%
	0	Mingle Invite #1	44%	0%
	0	Mingle Invite #2	21%	0%
	0	National Main Street Survey #1	24%	5%
	0	National Main Street Survey #2	21%	5%
	0	Membership Campaign #1	47%	8%

Media

- o Record Courier- December 20, 2018 Gardnerville repurposes former gas station
- o Record Courier-February 2, 2019 Main Street Gardnerville seeks two directors
- o KTVN2-February 13, 2019 Nearly \$100000 in Grants To Go To Nevada Main Streets

OLD BUSINESS

- LL Consulting Wrap up-Attached long term goals and wrap up report and session uploaded to website on document page
- Invoiced Douglas County for \$10,000 for annual support

NEW BUSINESS

- New finance reports
- 2019 Accreditation
- 501 c 6 will take approximately 6 moths to dissolve
- Working on grants with HPG for fencing
- Received grant from Nevada Main Street Program for Fall Fest Highway banners
- Presenting to TOG Board in March and will request annual contribution
- Presenting to the County Commissioner's in March

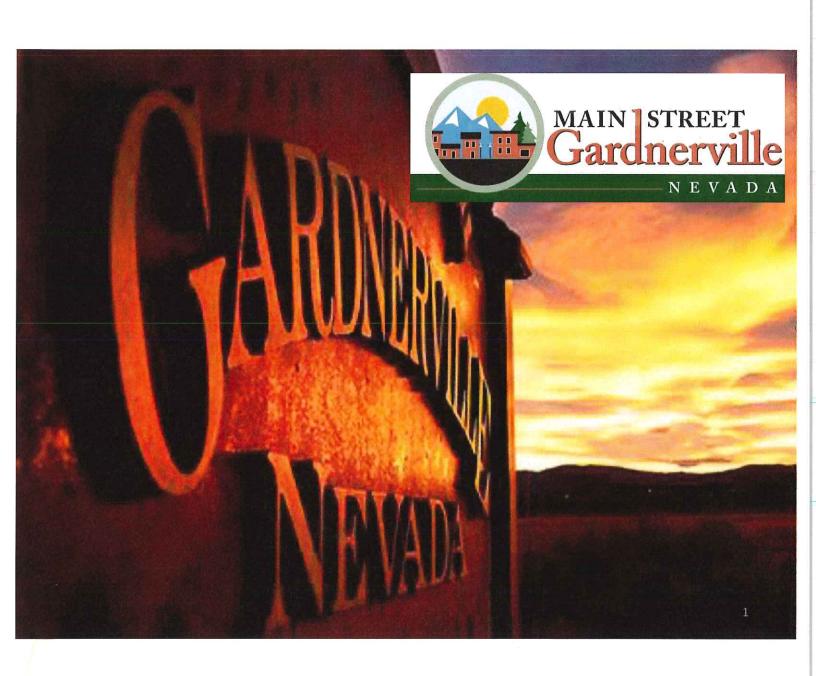
mainstreetgardnerville.org

info@mainstreetgardnerville.org

MSG Occupancy Business Increase Report

	Freedom 5k	reedom 5k Splash Dogs Splash Dogs	Splash Dogs	Splash Dogs	Splash Dogs	Splash Dogs Splash Dogs Coffin Races Splash Dogs Splash Dogs Splash Dogs Wine Walk	Splash Dogs	Splash Dogs	Splash Dogs	Wine Walk	Fall Fest
	7/4/2017	7 9/28/2017 9/29/2017	9/29/2017	9/30/2017	10/1/2017	10/14/2017	8/10/2018	8/11/2018	8/11/2018 8/12/2018 9/20/2018	9/20/2018	10/6/2018
Historian Inn	0	0	1	⊣	0	0		1	0	3	2
Village Motel	0	0	0	0	0	0	0	Н	0	2	2

Increase in Business								
Café Girasole	-							
Buckaroo's					Yes		Yes	Yes
DST Coffee								Yes
El Aguila Real								
JJ's Mexican								
JT Basque								
Main Street Baking Co					Yes	Yes		
Overland Restaurant							Yes	Yes
Sharkey's Jackpot Café				-				



2018 Main Street Gardnerville Accomplishments

- Increased # of Businesses In 2018 we added 12 new businesses and only lost 3 from our district.
- Vacancy- We are happy to have just under a 6% vacancy rate in our district.
- Celebrating 10 years- July 2018 we began our 10th year of operation
- WE ARE The 1st Official Nevada Main Street Program
- National Accreditation In March 2018 we were accredited and recognized by the Nation Main Street Center
- Main Street Fall Fest We combined 3 events into one larger greatly successful event for the community.
- Volunteer Investment- A little over \$1 million

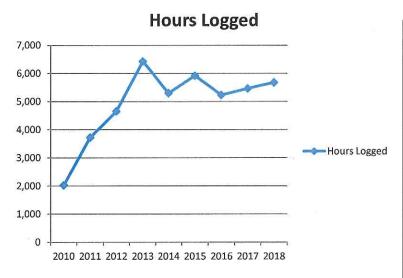


Business Inventory

2009	2010	2011	2012	2013	2014	2013	2010	2017	2018
7	10	10	1.1	16	15	17	17	0	12

Opened	7	13	19	14	16	15	17	17	9	12
Closed	2 .	12	3	6	10	4	5	7	1	3
Relocated Outside of District	2	0	2	1	0	1	0	2	1	1
Relocated Outside of Gardnerville	1	6	2	4	1	3	1	3	1	0
Relocated w/in District/Transfer Ownership	0	3	0	3	6	5	4	2	2	5
Private Investment (Improvements)	0	4	17	14	16	13	16	14	3	4
Vacancies			29	28	23	17	21	23	12	14

10 Year Volunteer Investment



Year	Hours Logged	Approx. Value
2008 &	2,799	\$55,980
2009	2,799	\$35,560
2010	2,025	\$40,500
2011	3,720	\$74,400
2012	4,650	\$93,000
2013	6,424	\$128,480
2014	5,298	\$105,960
2015	5,916	\$136,482
2016	5,231	\$126,276
2017	5,462	\$131,853
2018	5,675	\$140,116
Totals:	_47,200	\$1,033,047
		

Nevada Main Street Program

Affiliate Programs:

(Affiliate Downtown is for communities who are using the Main Street Approach but need technical assistance to take them to the Designated level. Participation at the Affiliate Downtown level does not guarantee status as a Designated Main Street community, but it can help communities strengthen their revitalization efforts.)

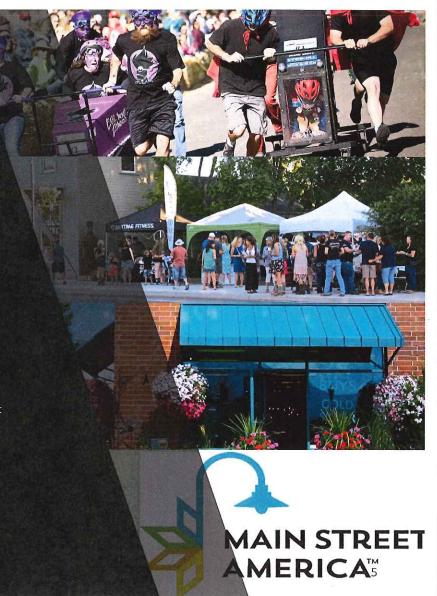
Lovelock Revitalization Association Tonopah Main Street Wells Main Street

Exploring Programs:

Exploring Downtown is for communities starting out and who want to use the Main Street Approach to downtown revitalization.

Emphasis at this level is building a strong organizational base to support long-term efforts.)

Downtown Reno Partnership Fallon Main Street Mesquite Main Street White Pine Main Street Winnemucca Main Street





L.L. Consulting
Lani Lott, President
4209 N 45th Street, Phoenix, AZ 85018
602-738-8381
Lani@L-LConsulting.com

DATE:

January 16, 2019

TO:

Main Street Gardnerville, Debbi Lehr, Executive Director

debbi@mainstreetgardnerville.org

FROM:

L.L. Consulting, Lani Lott, President

lani@l-lconsulting.com

SUBJECT:

Recap of January 14 and 15, 2019 - On-Site Technical Assistance and Workshops

Understanding of the Project: Main Street Gardnerville (MSG) is a nonprofit revitalization and preservation program that is neither a business association nor a chamber, but rather, an association of people who promote and protect a place. In partnership with their stakeholders, MSG's mission is to revitalize downtown Gardnerville utilizing the National Four Point Approach that focuses on design, organization, promotion & district vitality to develop the unique identity and preserve the historic nature of our community. Main Street Gardnerville boast's the title of Nevada's first Nationally accredited Main Street program as well as this year celebrating their 10th year anniversary.

Over the last couple years, the organization has moved from being a 501 C 6 program managed by the County to becoming a free standing 501 C 3 program, hiring an Executive Director to guide and manage the program and began the process of growing the organization's resources to support the aggressive program of work that MSG has support for the last ten years. To build on this momentum, the MSG Board felt it was the right timing to strengthen the organization's communication and outreach efforts with stakeholders, partners and the loyal citizens of Gardnerville as a means to re-engage their support, increase awareness of the various investment opportunities MSG offers and foster new relationships. To assist the organization with the process, MSG engaged the services of Ms. Lani Lott, President of L. L. Consulting to deliver several trainings along with facilitation services with the Board and Committee Chairs. Ms. Lott has over 28 years in the field of downtown and commercial district revitalization utilizing the National Main Street Four Point ApproachTM program. Consulting services include

organizational formation and training, Main Street program development and management, economic and business development strategies and programs, visioning and strategic planning, marketing, promotional and branding strategies, tourism plans and small business consulting and coaching.

Recap of the Services Delivered

Preparation: Prior to arriving on-site, the consultant reviewed various plans and/or documents including but not limited to MSG's annual report, committee work plans, reports provided by the State and/or National program and etc. Consultant facilitated several calls with the Executive Director to discuss expected outcomes of the two-day visit, coordinate times and address any questions. Consultant arrived in Gardnerville on Sunday, January 13, 2019 and walked the district before settling at one of the beautiful Casino's in the community. The objective of walking the district was to familiarize the consultant with the district, the business mix and enjoy the Main Street Corridor as a "visitor."

On-Site Visits: Below is a brief summary of the overall agenda for the two-day onsite visit. The agenda for the two days were coordinated between the consultant and MSG's Executive Director.

<u>Day One – January 14, 2019</u>

Morning (9:00 AM - 12:30 AM) – Consultant met with the MSG's President and Executive Director as well as two of the State Main Street staff. Executive Director then took the consultant on a windshield tour of the area highlighting the Main Street boundaries, pointing out key historic building and thoughts regarding their current and future uses, tour of the Heritage Park Gardens and discussion of the various business mix, façade improvement projects and the streetscape and district in general. The consultant, Executive Director and the Main Street President met for lunch and continued discussion regarding various aspects of the Main Street Four Point Approach and how to recruit Board members, keep Committees engaged and grow the membership.

Afternoon (1:00 PM – 5:30 PM) – Working closely with the Executive Director, a half day series of workshops dedicated to providing education for the business community as well as re-engaging them in support of MSG were developed. With MSG celebrating their 10th year Anniversary and the recent National Main Street accreditation, along with the end of a very successful holiday season, it is in the opinion of the consultant that this would be the perfect opportunity to really "rally" the troops and motivate the local Main Street businesses. Consultant prepared the three power point presentations and supporting handouts for the three workshops. Below is an overview of the trainings that were delivered on Monday, January 14, 2019.

- 1:00 PM 2:30 PM "Together We Are the Destination" keynote by the consultant. Description: A visitor's experience begins when they park their car and doesn't end until they get back in and drive to the next destination. Every minute they are in your town influences their experience, and as their host, you need to make sure that they leave with memories that will bring them back again . . . and again.
- 2:30 PM 4:00 PM Building a Marketing Strategy Within Your Reach Description: There is a sea
 of marketing ideas swirling around businesses and it can often be very confusing to which ones are

best for you to invest your marketing resources and have the most impact. For the last two decades, Ms. Lani Lott, President of L. L. Consulting has been assisting business owners with narrowing in and drafting a marketing strategy tailored to reach their PRIMARY customer base thus creating sales and driving profit. Workshop covered the Power of an effective marketing strategy; Identifying your primary customers and understanding their needs; Taking inventory of your marketing tactics and why they are or are not working for your business; Overview of the various marketing tactics that businesses often utilized to reach their desired market.

4:00 – 5:30 PM - Gearing Up for 2019 - Consultant facilitated this session and assisted the Executive
Director and the current Promotion Chair with leading discussion regarding how businesses are
engaging with MSG's events and promotions, ideas of how MSG could better tie-in with businesses'
efforts and walked through the 2019 Calendar of Events brainstorming new activities, ideas or tactics.

Day Two – January 15, 2019

Breakfast (8:30 AM - 10:00 AM) – The morning of day two kicked off with a breakfast meeting and the consultant presenting a power point presentation entitled "Building Resilient Communities Utilizing the National Main Street Four Point Approach." Attendees included the State Main Street representatives, the County Economic Development Director, the Carson Valley Visitor's Authority, MSG Board members, MSG members and interested citizens. There was a great deal of robust discussion on the value of the Main Street Approach, the importance of engaging the community and support for Main Street Gardnerville.

Lunch (11:30 AM – 1:00 PM) – Consultant facilitated discussing during a lunch meeting with the Executive Director and Committee Chairs to brainstorm volunteer opportunities within each of their specific committees, outline 2019 priorities and address any questions or issues regarding managing and empowering the committees themselves.

Late Afternoon (5:00PM – 7:00 PM**) – The final meeting of the two-day on-site visit was a "mini" board retreat with the MSG Board and Committee Chairs. Using the information shared during both the "Gearing up for 2019" promotion debrief meeting on Monday and the discussion over lunch with the Chairs along with the work plan that MSG had prepared earlier in the month, the consultant prepared and then shared with the Board a draft 2019- 2022 Strategic Plan**. The draft plan included the high level goals and specific 2019 priorities that the Chairs identified at their meeting along with the objectives outlined in MSG's work plans. The consultant walked through the draft strategic plan asking for feedback and comments. In turn, all of the feedback shared at the "mini" retreat was incorporated into the Draft 2019-2022 Strategic Plan** and forwarded to the MSG Executive Director.

*Main Street Gardnerville has the sign in sheets of the names, organizations and emails of the attendees.

** The draft strategic plan as presented at the January 15 "mini" board retreat is attached for reference.

Main Street Gardnerville Balance Sheet

As of December 31, 2018

	Dec 31, 18
ASSETS	
Other Assets RLF Loan	7,592.85
Total Other Assets	7,592.85
TOTAL ASSETS	7,592.85
LIABILITIES & EQUITY	
Equity	220 524 62
Tsf To MSG 501 c(3) 31000 · Transfer from Town of Gville	-206,531,96 174,143,96
32000 · Unrestricted Net Assets	62,302.88
Net Income	-22,322.03
Total Equity	7,592.85
TOTAL LIABILITIES & EQUITY	7,592.85

Gardnerville Town Board AGENDA ACTION SHEET



1.	<u>For Possible Action</u> : 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.
2.	Recommended Motion: Approve Proclamation 2019P-02 recognizing the contributions of Tom Dallaire as town manager for the years 2010-2019. Funds Available: ☐ Yes ☐ N/A
3.	Department: Administration
4.	Prepared by: Carol Louthan
5.	Meeting Date: March 5, 2019
6.	Agenda: □Consent □ Administrative
Ba	ckground Information:
7.	Other Agency Review of Action: □Douglas County
8.	Board Action:
	Approved



Proclamation 2019P-02

A RESOLUTION BY THE GARDNERVILLE TOWN BOARD RECOGNIZING THE CONTRIBUTIONS OF TOM DALLAIRE. AS TOWN MANAGER FOR THE YEARS 2010-2019

WHEREAS, Tom Dallaire has led the Town through progressive and positive changes in all aspects of local government. His ability to effectively communicate on local, state and Federal levels as well as with civic groups and the general public, has been a true asset to our Town and should be recognized; and

WHEREAS, under Tom's guidance the town has flourished and attained many goals, among them being: securing and substantial completion of the Gardnerville Station, the purchase of the Gilman/Ezell property as well as a portion of the Hellwinkel property for future town usage, the installation of the first electric vehicle charging station within the town of Gardnerville, the Martin Slough trail amenities for future enjoyment of our citizens and the installation of the first solar light on Waterloo/North Hampton that has greatly improved the visibility and safety of the intersection for our residents; and

WHEREAS, Tom has successfully completed the updates of the Town's Plan For Prosperity that will guide the direction of future development of our town for years to come; and

WHEREAS, Tom has coordinated many successful town events, the annual Parade of Lights, Christmas Kickoff and the Movies in the Park to name but a few; and

WHEREAS, the community is a safer and better place as a result of Tom's tireless dedication and commitment to its residents, businesses and many visitors

NOW, THEREFORE, BE IT RESOLVED AS SET FORTH, that the Gardnerville Town Board herein recognizes Tom Dallaire for his exceptional contributions as Gardnerville Town Manager.

ADOPTED: This 5th day of March 2019, by the following vote:

GARDNERVILLE TOWN BOARD MEMBERS:

LINDA SLATER CHAIRMAN		LLOYD HIGUERA VICE-CHAIRMAN	
MARY WENNER		KEN MILLER	
	MICHAEL HENNINGSEN	 ,	

Gardnerville Town Board AGENDA ACTION SHEET



- 1. For Possible Action: Discussion on a possible 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.
- 2. Recommended Motion: Conditionally approve the proposed major design review DP 18-0394 and Special Use Permit DP18-0393 for the Firestone Complete Auto Care at APN 1220-04-002-020 with the conditions as outlined in the attached staff report. (with additional conditions as discussed this evening).
- 3. Department: Administration
- 4. Prepared by: Geoffrey LaCost
- 5. Meeting Date: March 5, 2019
- 6. Agenda:

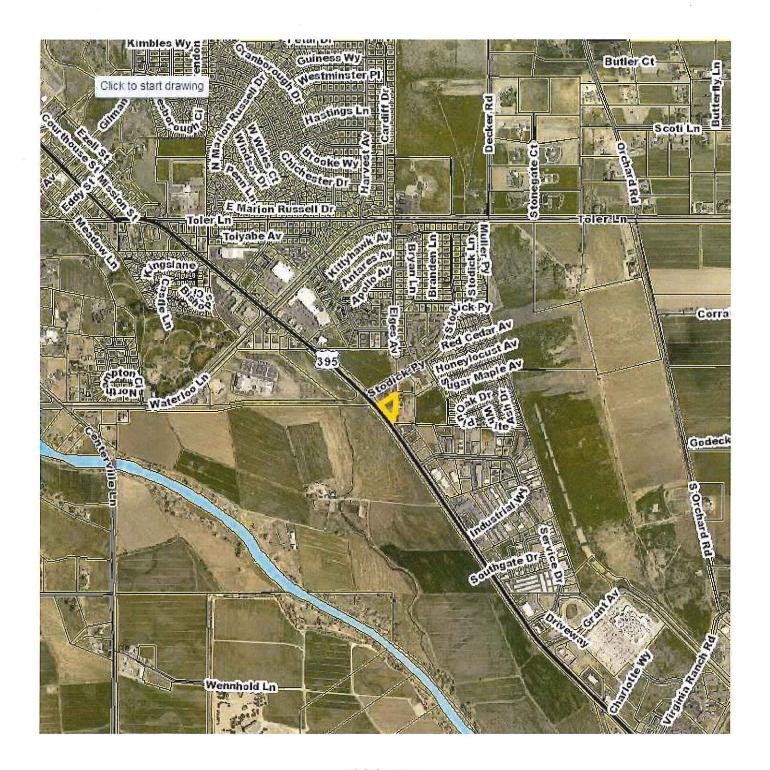
 Consent

 Administrative

Background Information:

	ickground information.		
6-2	Vicinity Map	6-32	Tax Receipt
6-3	Staff Report	6-33	Personal Notifications
6-7	Special Use Permit Town Staff Findings	6-35	Traffic Impact Letter
6-10	Major Design Review Staff Findings	6-36	Sample Card
6-13	Staff Recommended Conditions	6-37	Elevation Plan
6-14	Town Enclosure Detail	6-38	Site Plan
6-16	Project Review Application	6-39	Floor Plan
6-17	Development Application Major Design Review	6-40	Grading Plan
6-19	Development Application Special Use Permit6-		
6-21	Applicant Detailed Description with Findings		

7. Other Agency Review of Action: □ Douglas County
 8. Board Action: □ Approved □ Approved with Modifications □ Denied □ Continued



Vicinity Map

APN 1220-04-002-020

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



STAFF REPORT

Date: February 26, 2019 for March 5, 2019 GTB Meeting

To: Gardnerville Town Board

From: Geoffrey LaCost, Superintendent Town Public Works

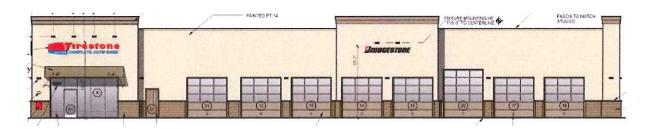
Subject:

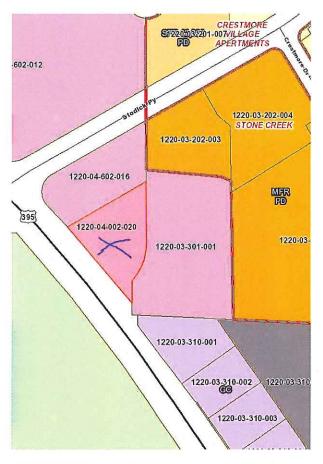
Major Design review DP 18-0394 Special Use Permit DP 18-0393 Request Hummel Investments, LLC:

Discussion 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 (unaddressed) 1.3-acre project parcel is located on Hwy 395 approximately 250-feet south-east 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).

Staff Report Summary

The property is located on US Highway 395 just south of Stodick Parkway and Heritage Bank. The requested, Special Use Permit and Design Review Development Application proposes to create a Minor Vehicle Service Center within the town boundary. This business will provide tire, brake, and vehicle service to town residents and surrounding residents in the county. The plan sets and profile views show a Firestone Complete Auto Care center will be the business on site. Town staff believes that the approval of the project will fit into the area commercial businesses and apartment units behind this project location.



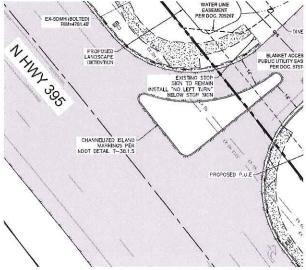


Zoning:

The location is zoned neighborhood commercial and immediately surrounded by neighborhood commercial. The property is located near general commercial, multi family residential and service industrial.

DC 20.650.010 - C.2 "NC" (Neighborhood commercial). The purpose of this district is to provide areas for the development of restricted retail and business uses which have minimal impact on surrounding properties. The uses are oriented to provide services to the immediate neighborhood and in doing so reduce the amount of vehicle trips by providing local retail services.

The projected business is expected to have minimal impact on surrounding properties and provide service to the immediate neighborhood.

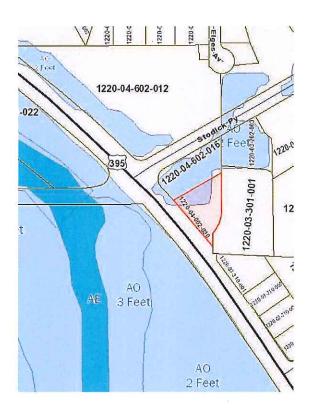


Location and Access:

The location of this project is just south of Heritage Band and just south of Stodick Parkway. The existing site access is from US Highway 395.

The applicant has been working with NDOT on safer access to the property and the current plans show a full access into the property from US Highway 395 and right out only for exiting onto US Highway 395.

There is one home directly behind the property currently owned by the water company. The water company is also looking to install a community well on the property behind this site.



Drainage and Flooding:

The proposed associated drainage and parcel improvements are all within the X Shaded flood zone, except small area in an AO flood zone. There is a retention basin on site to retain rain water following County standards.



There is an existing storm drain along the front of the property which the sites overflow will be tied to. The storm drain leads to the Cottonwood Slew. The Town will not be responsible for maintaining the onsite storm water and will require a maintenance plan as per a condition of this report.

Traffic:

The traffic impact letter states the project is estimated to generate 178 daily trips, 21 AM peak hour trips and 26 PM peak hour trips which is of minimal impact to US Highway 395.

Plan for Prosperity:

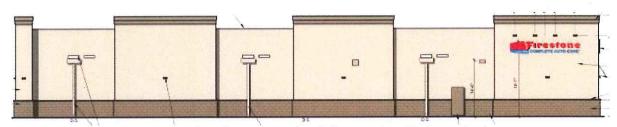
The proposed development matches the intent of the plan. Currently the design guidelines are being updated for the town in this area therefore consistency of the area is desired on existing and newly approved projects.



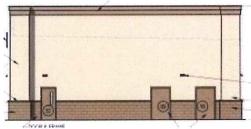
Additional massing is needed along the front of the buildings. This be can be accomplished by raising the parapet wall near the front of the building by approximately 1-2 feet. This has been required in at least 2 other projects in the recent past and area. An example of the increased massing was found in another area of the country and is displayed to the left.



Additional rockwork or stonework along the corners of the building extending to the roof line is needed. Nearby structures have this style of façade and the inclusion onto this structure is appropriate to ensure it fits into the area. An example of the corner rockwork was found in another area of the country and is displayed to the left.



West Elevation: Rear of Building Facing Heritage Bank



North Profile:



North view of property from US 395

To hide the large blank areas along the back of the building the town would like trees planted. This will breakup the blank canvas on the back side of the building.

The applicant will also need to work with the local single family home to determine the best landscape plan reducing visual or noise exposure from the business.

This house is currently owned by the water company.

Special Use Permit Town Staff Findings

Per County Code 20.604.060 Findings:

When considering applications for a special use permit, the commission or board, where applicable, must evaluate the impact of the special use on and its compatibility with surrounding properties and neighborhoods to ensure the appropriateness of the use at a particular location and make the following findings:

A. The proposed use at the specified location is consistent with the policies embodied in the adopted master plan and the general purpose and intent of the applicable district regulations;

Applicant Response: The property is located in an infill location and zoned for Neighborhood Commercial uses. The parcel is served by existing services and facilities. The proposed use as an auto care facility provides a commercial use that serves the surrounding residential development, as well as travelers on Highway 395. The project complies with the following goals and policies of the Douglas County Master Plan.

LU Policy 5.3 - Douglas County shall plan urban communities to provide a balance of land uses, including sufficient commercial area to meet the needs of community residents.

LU Goal 7 - To identify particular areas in Douglas County for commercial and industrial development, consistent with the County's Economic Development Element.

LU Policy 7.1 - Douglas County shall encourage the design of new commercial developments as integrated centers, or compatible infill within developed communities, rather than as small individual strip development projects.

Town Response: We agree.

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

Applicant Response: The property is surrounded by an existing residential use to the east, Heritage Bank to the west, Highway 395 to the south and a detention/retention basin to the north. The surrounding property to the north, east and west is also zoned Neighborhood Commercial. Vehicular entrance to the site is from Highway 395. The building is oriented so that the back of the building is facing the Heritage Bank parcel, which will mitigate any potential nuisance issues, such as noise, traffic and visual impacts. The associated

View of the west portion of the site and adjacent Hwy 395 facing southeast.

Page 6

Firestone Complete Auto Care - Design Review and Special Use Permit parking and landscape area provides a buffer between the properties to the east and the buildings service bays, which also aids in mitigating any potential nuisances associated with the use.

Town Response:

- Additional massing is needed along the front of the buildings. This be can be accomplished by raising the parapet wall near the front of the building by approximately 2 feet. This has been required in at least 2 other projects in the recent past and area and is consistent with the Towns Plan for Prosperity.
- Additional rockwork or stonework along the corners of the building extending to the roof line is needed. Nearby structures have this style of façade and the inclusion onto this structure is appropriate to ensure it fits into the area.
- The colors scheme appears to be consistent with the surrounding neighborhood.
- C. The proposed use will not generate pedestrian or vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood; Applicants Response: Vehicular access to the site is from Highway 395. The roadway is already designed with a separate acceleration and deceleration lane, separate from the travel lanes. A meandering sidewalk already exists in front of the parcel for safe pedestrian connectivity.

Town Response: As the access is on US Highway 395 the applicant will need to follow Nevada Department of Transportation requirements for accessibility. There are existing sidewalks on the site. The town does encourage a right out only while exiting the facility with a vehicle.

D. The proposed use incorporates roadway improvements, traffic control devices or mechanisms, or access restrictions to control traffic flow or divert traffic as needed to reduce or eliminate development impacts on surrounding neighborhood streets; Applicant Response: Access into the site is from Highway 395. The roadway has already been designed with a driveway, acceleration and deceleration lanes and a meandering sidewalk. The project is estimated to generate 178 daily trips, 21 AM peak hour trips and 26 PM peak hour trips. No additional roadway improvements will be necessary to accommodate the proposed use.

Town Response: As the access is on US Highway 395 the applicant will need to follow Nevada Department of Transportation requirements for accessibility. The town does encourage a right out only while exiting the facility with a vehicle.

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

Applicant Response: Surrounding uses include Heritage Bank to the west and a residential use to the east. Highway 395 is located on the adjacent south side. The building is oriented so that the back of the building is facing the Heritage Bank parcel, which will mitigate any potential nuisance issues, such as noise, traffic and visual impacts. The associated parking and landscape area provides a buffer between

the properties to the east and the building's service bays, which also aids in mitigating any potential nuisances associated with the use.

Town Response: The prepared plans do not show tree and landscape placement. To hide the large blank areas along the back of the building the town would like trees planted. This will breakup the blank canvas on the back side of the building. The applicant will also need to work with the local single family home to determine the best landscape plan reducing visual or noise exposure from the business.

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

Applicant Response The project is not located within an identified archeological or cultural study area.

Town Response: We Agree.

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

Applicant Response: The property is located in an infill area, where adequate public facilities, services and infrastructure are readily available. The use is compatible with the Neighborhood Commercial zoning district and surrounding land uses.

Town Response: We agree.

H. The proposed special use will not be materially detrimental to the public health, safety, convenience and welfare, and will not result in material damage or prejudice to other property in the vicinity. (Ord 1319, 2010; Ord. 801, 1997; Ord. 763, 1996; Ord. 295, 1978; Ord. 167, 1968)

Applicant Response: The proposed project is located in an infill area, where existing services, facilities and infrastructure already exist. The proposed commercial use is compatible with surrounding uses and will provide an auto care facility that serves traffic traveling on Highway 395 and will serve the surrounding residential developments. Highway 395 is already designed with an acceleration and deceleration lane, outside of the existing travel lanes. The proposed use will not be materially detrimental to the public health, safety, convenience and welfare, and will not result in material damage or prejudice to other property in the vicinity.

Town Response: We Agree.

Major Design Review Town Staff Findings

Per County Code 20.614.040 Findings

DESIGN REVIEW

20.614.040 Findings - When considering applications for design review, the director shall evaluate the impact of the design review on and its compatibility with surrounding properties and neighborhoods to ensure the appropriateness of the development and make the following findings:

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

Applicant Response: The property is located in an infill location and zoned for

Neighborhood Commercial uses. The parcel is served by existing services and facilities. The proposed use as an auto care facility provides a commercial use that serves the surrounding residential development, as well as travelers on Highway 395. The project complies with the following goals and policies of the Douglas County Master Plan.

LU Policy 5.3 - Douglas County shall plan urban communities to provide a balance of land uses, including sufficient commercial area to meet the needs of community residents.

LU Goal 7 - To identify particular areas in Douglas County for commercial and industrial development, consistent with the County's Economic Development Element.

LU Policy 7.1 - Douglas County shall encourage the design of new commercial developments as integrated centers, or compatible infill within developed communities, rather than as small individual strip development projects.

Town Response: We agree.

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

Applicant Response: The property is surrounded by an existing residential use to the east, Heritage Bank to the west, Highway 395 to the south and a detention/retention basin to the north. The surrounding properties to the north, east and west are also zoned Neighborhood Commercial. Vehicular entrance to the site is from Highway 395. The building is oriented so that the back of the building is facing the Heritage Bank parcel, which will mitigate any potential nuisance issues, such as noise, traffic and visual impacts. The associated parking and landscape area provides a buffer between the properties to the east and the building's service bays, which also aids in mitigating any potential nuisances associated with the use.

Town Response:

• Additional massing is needed along the front of the buildings. This be can be accomplished by raising the parapet wall near the front of the building by approximately 1-2 feet. This

- has been required in at least 2 other projects in the recent past and area and is consistent with the Towns Plan for Prosperity.
- Additional rockwork or stonework along the corners of the building extending to the roof line is needed. Nearby structures have this style of façade and the inclusion onto this structure is appropriate to ensure it fits into the area.
- The colors scheme appears to be consistent with the surrounding neighborhood.

C. The proposed development will not generate pedestrian or vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood; Applicant Response: Vehicular access to the site is from Highway 395. The roadway is already designed with a separate acceleration and deceleration lane, separate from the travel lanes. A meandering sidewalk already exists in front of the parcel for safe pedestrian connectivity.

Town Response: As the access is on US Highway 395, the applicant will need to follow Nevada Department of Transportation requirements for accessibility. There are existing sidewalks on the site. The town does encourage a right out only while exiting the facility with a vehicle.

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

Applicants Response: Access into the site is from Highway 395. The roadway has already been designed with a driveway, acceleration and deceleration lanes and a meandering sidewalk. The project is estimated to generate 178 daily trips, 21 AM peak hour trips and 26 PM peak hour trips. No additional roadway improvements will be necessary to accommodate the proposed use.

Town Response: As the access is on US Highway 395 the applicant will need to follow Nevada Department of Transportation requirements for accessibility. The town does encourage a right out only while exiting the facility with a vehicle.

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

Applicants Response: Surrounding uses include Heritage Bank to the west and a residential use to the east. Highway 395 is located on the adjacent south side. The building is oriented so that the back of the building is facing the Heritage Bank parcel, which will mitigate any potential nuisance issues, such as noise, traffic and visual impacts. The associated parking and landscape areas provide buffers between the properties to the east and the building's service bays, which also aids in mitigating any potential nuisances associated with the use.

Town Response: The prepared plans do not show tree and landscape placement. To hide the large blank areas along the back of the building the town would like trees planted. This will breakup the blank canvas on the back side of the building. The applicant will also need to work with the local single family home to determine the best landscape plan reducing visual or noise exposure from the business.

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

Applicants Response: The project is not located within an identified archeological or cultural study area.

Town Response: We Agree.

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

Applicants Response: The property is located in an infill area, where adequate public facilities, services and infrastructure are readily available. The use is compatible with the Neighborhood Commercial zoning district and surrounding land uses. The project has been designed to meet the Neighborhood Commercial zoning requirements, including parking, access, landscaping and setbacks.

Town Response: We agree.

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

Applicants Response: The proposed project is located in an infill area, where existing services, facilities and infrastructure already exist. The proposed commercial use is compatible with surrounding uses and will provide an auto care facility that serves traffic traveling on Highway 395 as well as the surrounding residential developments. Highway 395 is already designed with an acceleration and deceleration lane, outside of the existing travel lanes. The proposed use will not be materially detrimental to the public health, safety, convenience and welfare, and will not result in material damage or prejudice to other property in the vicinity.

Town Response: We Agree.

Staff recommends approval with the following conditions;

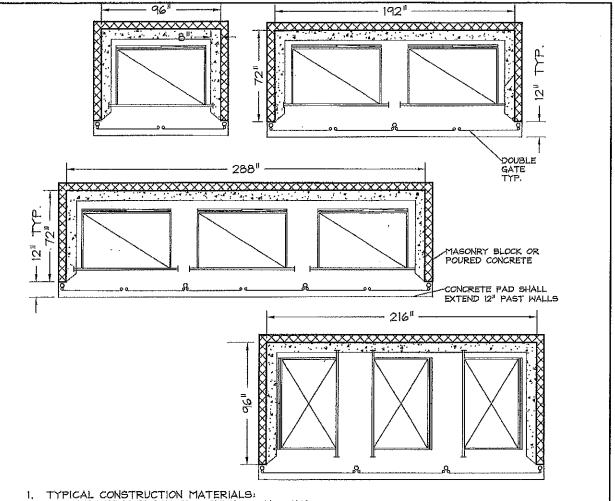
- 1. Additional massing is needed along the front of the buildings. This be can be accomplished by raising the parapet wall near the front of the building by approximately 1-2 feet. An example was provided in this staff report. This has been required in at least 2 other projects in the recent past and area and is consistent with the Towns Plan for Prosperity.
- 2. Additional rockwork or stonework along the corners of the building extending to the roof line is needed. An example was provided in this staff report. Nearby structures have this style of façade and the inclusion onto this structure is appropriate to ensure it fits into the area.
- 3. To hide the large blank areas along the back of the building the town would like trees planted. This will breakup the blank canvas on the back side of the building.
- 4. The applicant will also need to work with the adjacent single family home to determine the best landscape plan reducing visual or noise exposure from the business.
- 5. The applicant will need to follow Nevada Department of Transportation requirements for accessibility. The town does encourage a right out only while exiting the facility with a vehicle.
- 6. Provide a storm drainage maintenance plan for the proposed basin and storm drainage improvements through the site.
- 7. All improvements need to conform to the town's general improvement standards specifically the trash enclosure (a copy has been attached to this report). Town staff shall review and approve all future improvement plans.
- 8. The applicant shall be responsible for all administrative, engineering, or legal fees incurred by the Town in conjunction with reviewing the project. These fees shall be reimbursed to the Town before the issuance of the final approval.

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

Sincerely,

Geoffrey LaCost, E.I. Town of Gardnerville Superintendent Town Public Works

CC: File Steve Mason, DC Planning



- TYPICAL CONSTRUCTION MATERIALS: MASONRY BLOCK OR POURED CONCRETE
- 2. GATES ARE REQUIRED FOR ALL INSTALLATIONS
 GATES SHALL BE MOUNTED ON METAL POSTS IMBEDDED
 IN CONCRETE AT CORNERS, NOT ATTACHED TO CORNERS
 METAL FRAMED WITH CHAINLINK AND COLORED SLATES
 GATES SHALL OPEN 170 DEGREES MINIMUM
 GATES SHALL LOCK IN EITHER OPEN OR CLOSED POSITIONS
- 3. SURFACE CONCRETE LEVEL CONCRETE MINIMUM THICKNESS OF $4^{\rm H}$ ON $4^{\rm H}$ AGGREGATE BASE SURROUNDING PAVED AREA LEVEL WITH ENCLOSURE
- 4. STOPS (MIN 12" TALL) TO PREVENT DUMPSTER FROM HITTING WALLS WHEN MOVING IN AND OUT SHALL BE PROVIDED.
- 5. SLOPE FROM THE FRONT OF THE TRASH ENCLOSURE SHALL BE A MINIMUM OF 2% AND MAXIMUM OF 4%.
- 6. ENCLOSURE HEIGHT SHALL BE 72 INCHES.
- 7. ANY REQUIRED DRAINAGE SHALL NOT INTERFERE WITH MOVEMENT OF THE DUMPSTER.
- 8. CLEAR ACCESS EQUAL TO THE SIZE OF THE ENCLOSURE, BUT NOT LESS THAN 8'X10' MUST BE MAINTAINED IN FRONT OF THE ENCLOSURE AT ALL TIMES.

TOWN OF GARDNERVILLE

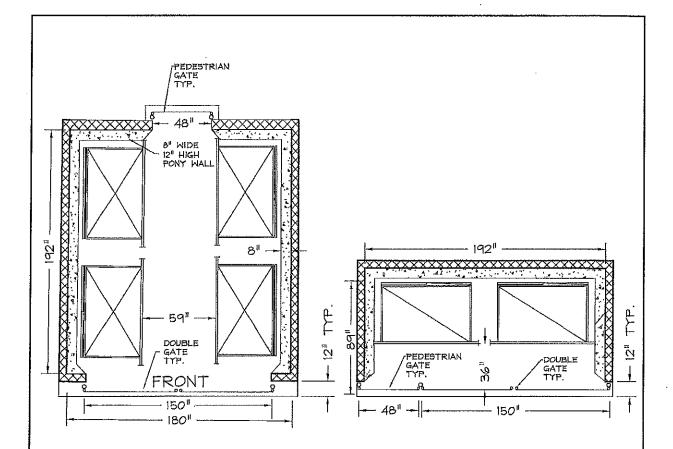
9. ENCLOSURES ARE FOR THE EXPRESS USE OF CONTAINING DUMPSTER'S, NO OTHER USES ARE PERMITTED.



STANDARD DUMPSTER ENCLOSURE DATE: 3/17/2015 DWG: TOG-07-A

SECTION:

6 - 14



- 1. TYPICAL CONSTRUCTION MATERIALS: MASONRY BLOCK OR POURED CONCRETE
- 2. GATES ARE REQUIRED FOR ALL INSTALLATIONS
 GATES SHALL BE MOUNTED ON METAL POSTS IMBEDDED
 IN CONCRETE AT CORNERS, NOT ATTACHED TO CORNERS
 METAL FRAMED WITH CHAINLINK AND COLORED SLATES
 GATES SHALL OPEN 170 DEGREES MINIMUM
 GATES SHALL LOCK IN EITHER OPEN OR CLOSED POSITIONS
- B. SURFACE CONCRETE LEVEL

 CONCRETE MINIMUM THICKNESS OF 4" ON 4" AGGREGATE BASE
 SURROUNDING PAVED AREA LEVEL WITH ENCLOSURE
- 4, STOPS (MIN 12" TALL) TO PREVENT DUMPSTER FROM HITTING WALLS WHEN MOVING IN AND OUT SHALL BE PROVIDED.
- 5. SLOPE FROM THE FRONT OF THE TRASH ENCLOSURE SHALL BE A MINIMUM OF 2% AND MAXIMUM OF 4%.
- 6. ENCLOSURE HEIGHT SHALL BE 72 INCHES.
- 7. ANY REQUIRED DRAINAGE SHALL NOT INTERFERE WITH MOVEMENT OF THE DUMPSTER.
- 8. CLEAR ACCESS EQUAL TO THE SIZE OF THE ENCLOSURE, BUT NOT LESS THAN 8'X10' MUST BE MAINTAINED IN FRONT OF THE ENCLOSURE AT ALL TIMES.
- 9. ENCLOSURES ARE FOR THE EXPRESS USE OF CONTAINING DUMPSTER'S, NO OTHER USES ARE PERMITTED.
- 10. ADDITIONAL VARIATIONS OF PEDSTRIAN FRIENDLY ENCLOSURES ARE WELCOMED AND NEED TO BE APPROVED BY TOWN OF GARDNERVILLE STAFF BEFORE CONSTRUCTION



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



PROJECT REVIEW APPLICATION

Location				
Street Address: N. Highway 395				
Assessor's Parcel Number: 1220-04-002-	020			
Current Zoning Designation: Neighborhoo	<u>d Commercial</u>			
Project Description		19 100 100	Annual and the same of	
Request to develop a +/-7,485 squa				Auto
Care service facility, located on	a +/-1.1 acre	vacant parcel of	N. Highway 395.	
Applicant:				
Name: Hummel Investments, LLC	n/o Sterre Meier			
Address: 8117 Preston Road #120	270 BEEVE METEL			
Telephone Number: () 214-632-9611	Fax N	Jumber: ()		
) <u> </u>			The second secon	
Owner:				
Name: Heritage Bank of Nevada	c/o Stan Wilmo	:h		
Address: P.O. Box 11920 Reno,				
Telephone Number: () 775-321-3505	Fax N	Tumber: ()		
			7 	
Engineer:	9 4 (<u>-</u> 5			
Name: Lumos Engineering c/o A			-	
Address: 9222 Prototype Drive R		· · · · · · · · · · · · · · · · · · ·		
Telephone Number: () 775-827-6111	Fax N	lumber: ()		
Deceloring this confliction the con-		almalarma des Torres o	f Candmanyilla fan all ayna	
By signing this application, the appreasonably incurred by the town in the process				
legal expenses. A \$75 application fee must be				3 and
regal expenses. A \$73 application fee must be	Submitted with this	application. (Check of	credit card accepted)	
Applicant or Applicant's Representative:		V1		
represent of representative.	(Par al	Juss		
Angela Fuss	Wight	Just .	12/31/18	
Printed Name	Signature		Date	
CARLES CONTRACTOR OF THE CONTR				

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

(Application and all materials related to the project review need to be submitted to the Town office two weeks before the Gardnerville Town Board agenda is posted. Town board meetings are held the first Tuesday of each month)



DOUGLAS COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

1594 Esmeralda Avenue
Post Office Box 218
Minden, Nevada 89423
TEL (775) 782-6217 * FAX (775) 782-9007
planning@douglasnv.us
www.douglascountynv.gov

DEVELOPMENT APPLICATION

FOR STAFF USE ONLY		K D +-0				
DP						
File Number Received	By	Date		e		
	Floodplain Zone:			Zoning:		
Town:	r 100apiani Zone.	•		Zoning.		
Master Plan Land Use:	FIRM # & Date:	. .	- Control	Case Planner:		
Regional/Community Plan:	Wellhead Protectio	n Are	ea (s):			
INSTRUCTIONS TO APPLICANT						
			D. 1. (1. 1)	!!d. D		
The following application form is provided for County. As an applicant, you must complete thithe submittal requirements, before the application	is form and inc	orpo	orate all requested inform	ation, as prescribed by		
Note: Projects located within a town boundary mu	st be <u>reviewed by</u>	the to	own before approval, Town n	ay have additional fees		
A. Application for (check all that apply):	_		N N N N N N N N N N N N N N N N N N N			
☐ Abandonment			Special Use Permit			
Annexation			/ariance, Major /ariance, Minor			
 □ Design Review, Major □ Design Review, Minor □ SFD Design Standard Variance, Minor 						
☐ Design Review, Accessory Dwelling Unit	vel		Loning Map Amendment			
☐ Agreement (Development/Reim./Affordable	Housing) [Loning Text Amendment			
☐ Master Plan Map Amendment			Minor Modification to Existi	ng Permit		
☐ Master Plan Text Amendment						
*************	******	****	********	*******		
B. Project Location						
Street Address (if available): N Hwy 395, Gard	Inerville, NV 89410		0			
Assessor's Parcel Number(s): 1220-04-002-020			use a subsequent service service			
Approximately 200 Feet	North or Sou	<u>ıth</u> o	f Stodick Parkway	The state of the s		
T. ((Circle one)	- C N	(Street Name)			
Approximately 80 Feet	East or West (Circle one)	01 _	(Street Name)	1		
**********		***		******		
C. Project Description The applicant requests: This is a request for a Special U	lee Permit for new or	onetri	action of a ±/-7 485 SE commercial	building to be used as a		
Vehicle Service Center (minor) in the Neighborhood Commercia	ial zoning district on	APN	1220-04-002-020	bullating to bo dood do d		
Vehicle Service Center (million) in the Neighborhood Commercia	La Zoning district on	711 14	1250 01 002 0201			
<u> </u>						
	M1 10 11 1		U-loranos			
List any previous applications that have been	filed for this si	ite: _	UNKNOWN			

APPLICANT:			
Contact Name: Steve C. Meier, AIA	Company: Hummel Investments, LLC		
Address: 8117 Preston Rd #120	City/State/Zip: Dallas, TX 75225		
Telephone No: () 214-632-9611	Fax No: ()		
E-mail Address: steve@hummelinvestr	Fax No: ()		
OWNER:			
Contact Name: Stan Wilmoth	Company: Heritage Bank of Nevada		
Address: P.O. Box 11920	_City/State/Zip: Reno, NV 89510		
	Fax No: ()		
E-mail Address:			
ENGINEER/REPRESENTATIVE:			
Contact Name: Angela Fuss	Company: Lumos & Associates		
Address: 9222 Prototype Drive	City/State/Zip: Reno, NV 89521		
Telephone No: () 775-827-6111	Fax No: ()		
E-mail Address: afuss@lumosinc.com			

interest in this application. I/we am/are the legal owner(s) of sa			
Stonly Wilmoth Printed Name	the Ata		
Printed Name	Signature Date		
corporation, all stockholders and officers (Do I certify under penalty of perjury that I am herein and the information herein submitted, submittal requirements are in accordance with	m the applicant and that the foregoing statements and answers contained are in all respects true and correct. I also certify that all plans and the Nevada Revised Statutes and Douglas County Code, have been 1"=10', 1"=20', 1"=30') that is appropriate to the project size, and clear ation.		

DOUGLAS COUNTY CHEAT PROPILE & GHEAT FRACES Experience Its

DOUGLAS COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

1594 Esmeralda Avenue
Post Office Box 218
Minden, Nevada 89423
TEL (775) 782-6217 * FAX (775) 782-9007
planning@douglasnv.us
www.douglascountynv.gov

DEVELOPMENT APPLICATION

No Report Country of the Country of						
FOR STAFF USE ONLY						
DP	(<u></u>					
File Number Received By	Date					
Town: Floodplain Z	Zone: Zoning:					
Master Plan Land Use: FIRM # & D	Date: Case Planner:					
Regional/Community Plan: Wellhead Pro	Wellhead Protection Area (s):					
INSTRUCTIONS TO APPLICANT						
The following application form is provided for persons to County. As an applicant, you must complete this form an the submittal requirements, before the application is acceptive. Projects located within a town boundary must be review.	nd incorporate <u>all</u> requested information, as prescribed expted by the Community Development Department.					
A. Application for (check all that apply):						
□ Abandonment	☐ Special Use Permit					
☐ Annexation ■ Design Review, Major	□ Variance, Major□ Variance, Minor					
☐ Design Review, Minor	☐ SFD Design Standard Variance, Minor					
☐ Design Review, Accessory Dwelling Unit	☐ Zoning Map Amendment					
☐ Agreement (Development/Reim./Affordable Housing)	☐ Zoning Text Amendment					
☐ Master Plan Map Amendment	☐ Minor Modification to Existing Permit					
☐ Master Plan Text Amendment ************************************	· · · · · · · · · · · · · · · · · · ·					
B. Project Location	>					
Street Address (if available): N Hwy 395, Gardnerville, NV 8	89410					
Assessor's Parcel Number(s): 1220-04-002-020	" Courts of Stodick Parkway					
Approximately 200 Feet Notifi of (Circle one)	Approximately 200 Feet North or South of Stodick Parkway (Circle one) (Street Name)					
Approximately 80 Feet East or West of N Hwy 395						
(Circle one)	(Street Name)					
*************	*****************					
C. Project Description						
The applicant requests: This is a request for a Design Review for new	w construction of a +/-7,485 SF Firestone Tires commercial building and					
affiliated parking lot on APN 1220-04-002-020.						
	*					
List any previous applications that have been filed for the	his site: Unknown					

APPLICANT:		
Contact Name: Steve C. Meier, AIA	Company: Hummel Investments, LLC	
Address: 8117 Preston Rd #120	City/State/Zip: Dallas, TX 75225	
Telephone No: () 214-632-9611	Fax No: ()	
E-mail Address: steve@hummelinvestme	ents.com	
OWNER:		
	Company: Heritage Bank of Nevada	
Address: P.O. Box 11920	City/State/Zip: Reno, NV 89510	
Telephone No: ()	Fax No: ()	
E-mail Address:		
ENGINEER/REPRESENTATIVE:		
Contact Name: Angela Fuss	Company: Lumos & Associates	
Address: 9222 Prototype Drive	City/State/Zip: Reno, NV 89521	
Telephone No: () 775-827-6111	Fax No: ()	
E-mail Address: afuss@lumosinc.com		

considered under this application and do hereby interest in this application. I/we am/are the legal owner(s) of said		
Printed Name	Signature Date	
I certify under penalty of perjury that I am therein and the information herein submitted, are submittal requirements are in accordance with the submitted of t	the applicant and that the foregoing statements and answers contained in all respects true and correct. I also certify that all plans and the Nevada Revised Statutes and Douglas County Code, have been =10', 1"=20', 1"=30') that is appropriate to the project size, and claim.	n

PROJECT DESCRIPTION

PROJECT SUMMARY

APN Numbers:

1220-04-002-020

Request:

This is a request for:

1) Special Use Permit for a Vehicle Service Center per DCC 20.658.020.110(L) in

the Neighborhood Commercial zoning.

2) Design Review for construction of the facility per DCC 20.614.010.A.

Location:

Address TBD (0 North Highway 395) Gardnerville

Zoning:

Neighborhood Commercial (NC)

Master Plan:

Commercial

PROJECT DESCRIPTION

The ± 1.1 -acre site is currently a vacant and undeveloped parcel located on parcel 1220-04-002-020 in Gardnerville. The property is bound by North Highway 395 to the southwest, a residential property to the east, Heritage Bank to the west and a detention/retention basin to the north.

The property is zoned Neighborhood Commercial (NC), an area defined to provide for the development of restricted retail and business uses, which have minimal impact on surrounding properties. The site has a land use designation of Commercial, intended for a wide range of commercial activities, as well as mixed-use development to accommodate both residential and non-residential development.

The property is surrounded by NC zoning on the north, east and west sides and by A-19 zoning to the south (across from Highway 395).

The proposed project includes a $\pm 7,485$ square-foot building to be used as a Firestone Complete Auto Care service facility. The site plan includes 28 parking stalls, and eight overhead garage doors on the east building elevation. The parking requirement of two parking stalls per service bay requires a minimum of 16 stalls. The proposed 28 parking stalls exceed the minimum number of required parking stalls.

The single-story building has a maximum height of 25 feet. Building materials include stucco and split face block in warm earth tone colors. Overhead doors include clear safety glazing on the top and prefinished tan solid panels on the bottom.

The site currently drains to the east, where storm water is collected by existing storm drain infrastructure that is installed within an existing drainage easement. A landscaped detention area, located on the southeast side of the property, will be constructed to capture flows and will discharge to the existing storm drain system, which flows across Highway 395, toward the Carson River.

Trip generation rates for the project have been obtained using the Trip Generation Manual, 9th Edition, published by the Institute of Transportation Engineers. Table 1 provides Daily, AM peak hour and PM peak hour trip generation calculations for the proposed project. The project is estimated to generate 178 daily trips, 21 AM peak hour trips and 26 PM peak hour trips.

Table 1 – Trip Generation Summary

Land Use	Size	Weekday	AM Peak	PM Peak
942 – Automobile	7,485 SF	178 ADTs	21	26
Care Center	/, 1 00 SF	170 AD15	21	20

Note: ITE 9th Edition Trip Generation Rates for Automobile Care Center – Daily: 23.72, AM: 2.83, PM: 3.51.

WATER SERVICE

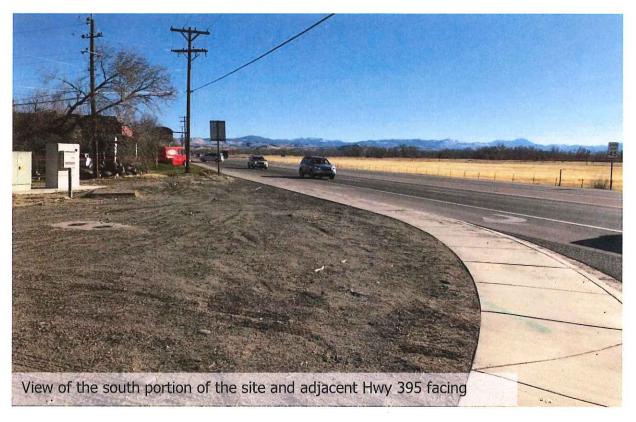
The Gardnerville Water Company will be the water purveyor for this project.

SANITARY SEWER

Sanitary sewer collection will be provided by the Minden-Gardnerville Sanitation District.

DRY UTILITIES

Telephone service and cable television will be provided by Frontier Communications. The Town of Gardnerville will provide waste collection services. Electric service will be provided by NV Energy. Southwest Gas will provide gas service.



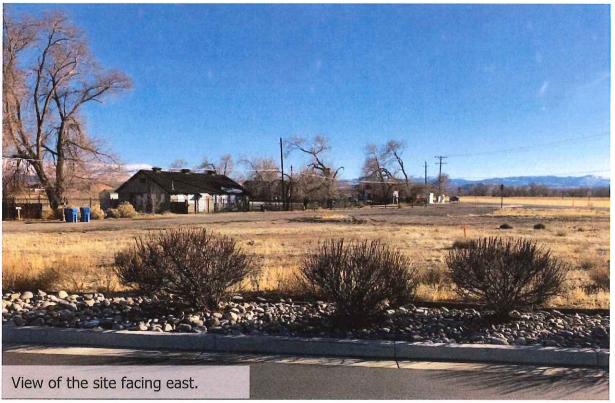
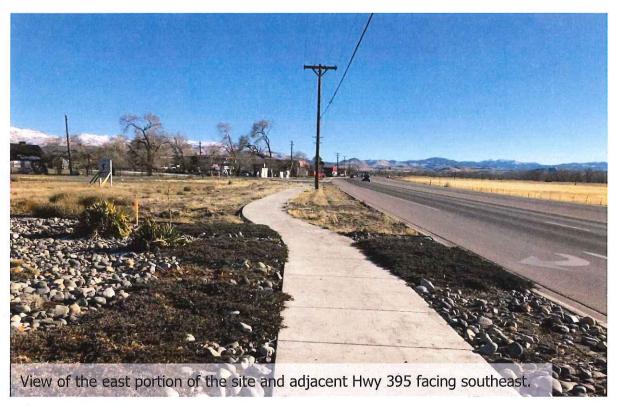


Figure 1 – Site Photos



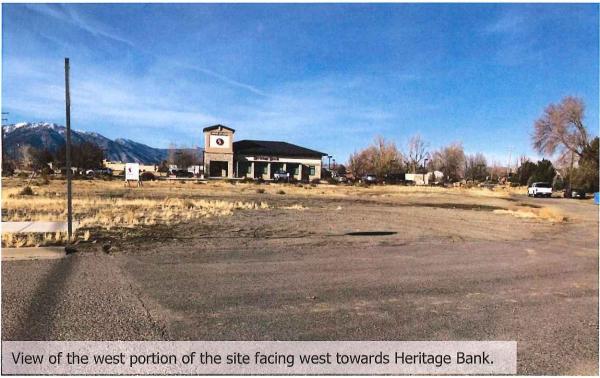


Figure 2 - Site Photos

FINDINGS

As the approving body, the Planning Commission and County Commission must make the following findings:

SPECIAL USE PERMIT

20.604.060 Findings - When considering applications for a special use permit, the commission or board, where applicable, must evaluate the impact of the special use on and its compatibility with surrounding properties and neighborhoods to ensure the appropriateness of the use at a particular location and make the following findings:

A. The proposed use at the specified location is consistent with the policies embodied in the adopted master plan and the general purpose and intent of the applicable district regulations;

Response: The property is located in an infill location and zoned for Neighborhood Commercial uses. The parcel is served by existing services and facilities. The proposed use as an auto care facility provides a commercial use that serves the surrounding residential development, as well as travelers on Highway 395. The project complies with the following goals and policies of the Douglas County Master Plan.

LU Policy 5.3 - Douglas County shall plan urban communities to provide a balance of land uses, including sufficient commercial area to meet the needs of community residents.

LU Goal 7 - To identify particular areas in Douglas County for commercial and industrial development, consistent with the County's Economic Development Element.

LU Policy 7.1 - Douglas County shall encourage the design of new commercial developments as integrated centers, or compatible infill within developed communities, Valvor the west polition of the later and explanent way 9950 facing southeast.

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

Response: The property is surrounded by an existing residential use to the east, Heritage Bank to the west, Highway 395 to the south and a detention/retention basin to the north. The surrounding property to the north, east and west is also zoned Neighborhood Commercial. Vehicular entrance to the site is from Highway 395. The building is oriented so that the back of the building is facing the Heritage Bank parcel, which will mitigate any potential nuisance issues, such as noise, traffic and visual impacts. The associated

parking and landscape area provides a buffer between the properties to the east and the buildings service bays, which also aids in mitigating any potential nuisances associated with the use.

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

Response: Vehicular access to the site is from Highway 395. The roadway is already designed with a separate acceleration and deceleration lane, separate from the travel lanes. A meandering sidewalk already exists in front of the parcel for safe pedestrian connectivity.

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

Response: Access into the site is from Highway 395. The roadway has already been designed with a driveway, acceleration and deceleration lanes and a meandering sidewalk. The project is estimated to generate 178 daily trips, 21 AM peak hour trips and 26 PM peak hour trips. No additional roadway improvements will be necessary to accommodate the proposed use.

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

Response: Surrounding uses include Heritage Bank to the west and a residential use to the east. Highway 395 is located on the adjacent south side. The building is oriented so that the back of the building is facing the Heritage Bank parcel, which will mitigate any potential nuisance issues, such as noise, traffic and visual impacts. The associated parking and landscape area provides a buffer between the properties to the east and the building's service bays, which also aids in mitigating any potential nuisances associated with the use.

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

Response: The project is not located within an identified archeological or cultural study area.

G. The proposed special use complies with all additional standards imposed on it by the particular provisions of this chapter and all other requirements of this title applicable to the proposed special

use and uses within the applicable base zoning district, including but not limited to, the adequate public facility policies of this title; and

Response: The property is located in an infill area, where adequate public facilities, services and infrastructure are readily available. The use is compatible with the Neighborhood Commercial zoning district and surrounding land uses.

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

Response: The proposed project is located in an infill area, where existing services, facilities and infrastructure already exist. The proposed commercial use is compatible with surrounding uses and will provide an auto care facility that serves traffic traveling on Highway 395 and will serve the surrounding residential developments. Highway 395 is already designed with an acceleration and deceleration lane, outside of the existing travel lanes. The proposed use will not be materially detrimental to the public health, safety, convenience and welfare, and will not result in material damage or prejudice to other property in the vicinity.

DESIGN REVIEW

20.614.040 Findings - When considering applications for design review, the director shall evaluate the impact of the design review on and its compatibility with surrounding properties and neighborhoods to ensure the appropriateness of the development and make the following findings:

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

Response: The property is located in an infill location and zoned for Neighborhood Commercial uses. The parcel is served by existing services and facilities. The proposed use as an auto care facility provides a commercial use that serves the surrounding residential development, as well as travelers on Highway 395. The project complies with the following goals and policies of the Douglas County Master Plan.

LU Policy 5.3 - Douglas County shall plan urban communities to provide a balance of land uses, including sufficient commercial area to meet the needs of community residents.

LU Goal 7 - To identify particular areas in Douglas County for commercial and industrial development, consistent with the County's Economic Development Element.

LU Policy 7.1 - Douglas County shall encourage the design of new commercial developments as integrated centers, or compatible infill within developed communities, rather than as small individual strip development projects.

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

Response: The property is surrounded by an existing residential use to the east, Heritage Bank to the west, Highway 395 to the south and a detention/retention basin to the north. The surrounding properties to the north, east and west are also zoned Neighborhood Commercial. Vehicular entrance to the site is from Highway 395. The building is oriented so that the back of the building is facing the Heritage Bank parcel, which will mitigate any potential nuisance issues, such as noise, traffic and visual impacts. The associated parking and landscape area provides a buffer between the properties to the east and the building's service bays, which also aids in mitigating any potential nuisances associated with the use.

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

Response: Vehicular access to the site is from Highway 395. The roadway is already designed with a separate acceleration and deceleration lane, separate from the travel lanes. A meandering sidewalk already exists in front of the parcel for safe pedestrian connectivity.

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

Response: Access into the site is from Highway 395. The roadway has already been designed with a driveway, acceleration and deceleration lanes and a meandering sidewalk. The project is estimated to generate 178 daily trips, 21 AM peak hour trips and 26 PM peak hour trips. No additional roadway improvements will be necessary to accommodate the proposed use.

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

Response: Surrounding uses include Heritage Bank to the west and a residential use to the east. Highway 395 is located on the adjacent south side. The building is oriented so that the back of the building is facing the Heritage Bank parcel, which will mitigate any

potential nuisance issues, such as noise, traffic and visual impacts. The associated parking and landscape areas provide buffers between the properties to the east and the building's service bays, which also aids in mitigating any potential nuisances associated with the use.

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

Response: The project is not located within an identified archeological or cultural study area.

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

Response: The property is located in an infill area, where adequate public facilities, services and infrastructure are readily available. The use is compatible with the Neighborhood Commercial zoning district and surrounding land uses. The project has been designed to meet the Neighborhood Commercial zoning requirements, including parking, access, landscaping and setbacks.

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

Response: The proposed project is located in an infill area, where existing services, facilities and infrastructure already exist. The proposed commercial use is compatible with surrounding uses and will provide an auto care facility that serves traffic traveling on Highway 395 as well as the surrounding residential developments. Highway 395 is already designed with an acceleration and deceleration lane, outside of the existing travel lanes. The proposed use will not be materially detrimental to the public health, safety, convenience and welfare, and will not result in material damage or prejudice to other property in the vicinity.

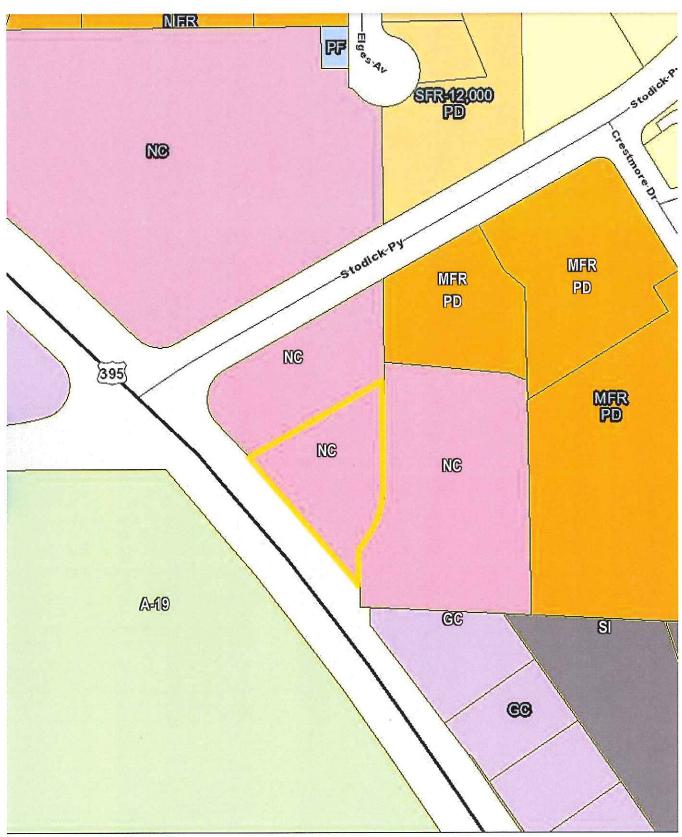


Figure 3 – Zoning Map

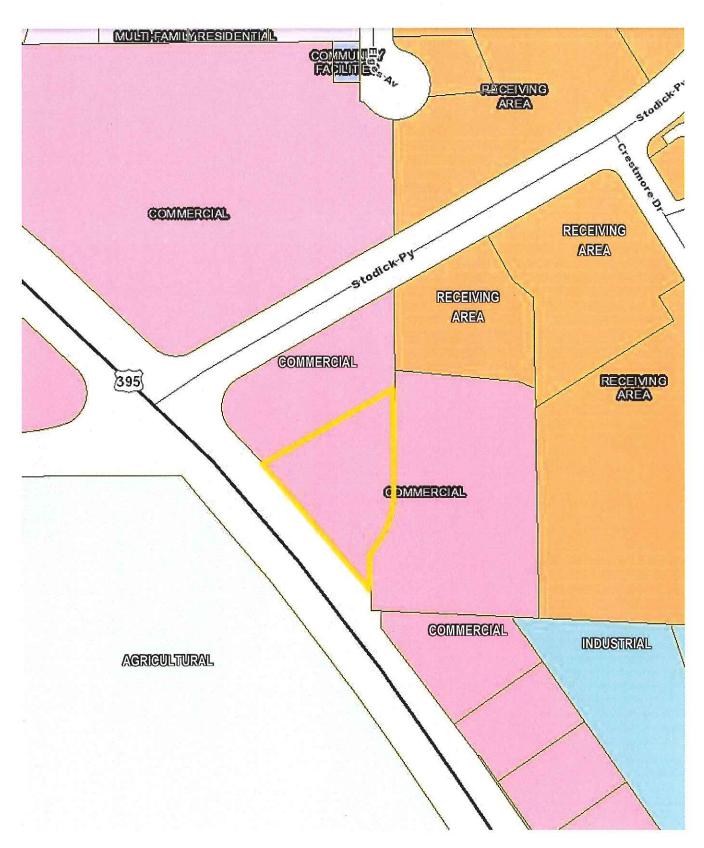


Figure 4 - Master Plan Map

DOUGLAS COUNTY CLERK-TREASURER

EX-OFFICIO TAX COLLECTOR

1616 EIGHTH STREET P.O. BOX 3000

MINDEN, NEVADA 89423 (775) 782-9017

2018/2019 TAX YEAR: PARCEL NUMBER 1220-04-002-020 UNDER THE NAME OF: Heritage Bank of Nevada AMOUNT DATE PD 8/9/2018 1st QUARTER 634.11 9/21/2018 634.09 2nd QUARTER 634.09 12/21/2018 3rd QUARTER 2,536.38 AMOUN 634.09 12/21/2018 4th QUARTER BY: Michael Troutner Deputy Treasurer DATE: 12/21/2018 NRS 278.5693

PLEASE VERIFY WITH THE ASSESSOR PRIOR TO THE RECORDATION IF AGRICULTURAL DEFERRED TAXES ARE DUE PRIOR TO RECORDING A FINAL MAP.

SPECIAL ASSESSMENTS

ACCOUNT NUMBER:

N/A

DESCRIPTION:

RECEIVED

UNDER NAME OF:

DEC 21 2018 LO

NO SPECIAL ASSESSMENT ASSESSMENT PAID IN FULL ASSESSMENT PAID CURRENT Χ

Douglas Co. Treasurer

REMAINING PRINCIPAL BALANCE

BY:

Michael Troutner

Deputy Treasurer

DATE:

12/21/2018

Firestone - Personal Notification APN NAME	al Notification NAME	NAME 2	ADDRESS	CITY	ZIP
122003301002	ALLAN/DAY III LLC		850 SHERIDAN LN	GARDNERVILLE, NV	89460
122003212001	AULD, KIMBERLEY A & SCOTT J		1395 SUGAR MAPLE AV	GARDNERVILLE, NV	89410
122003201007	BLACK DOG VILLAGE I LLC ET AL	C/O GREYSTONE SERVICING CORP	PO BOX 9222	COPPELL, TX	75019
122003310007	BOROWICK, EARL A & JONNIE C		1331 RITTER DR	GARDNERVILLE, NV	89460
122004601028	DOUGLAS COUNTY	C/O CLERK-TREASURER	PO BOX 218	MINDEN, NV	89423
122004602011	GARDNERVILLE TOWN WATER CO		1579 VIRGINIA RANCH RD	GARDNERVILLE, NV	89410
122003301001	GARDNERVILLE TOWN WATER COMPANY		1579 VIRGINIA RANCH RD	GARDNERVILLE, NV	89410
122003210001	GARDNERVILLE, TOWN OF		1407 N HWY 395	GARDNERVILLE, NV	89410
122003210016	HARRISON, PETER		PO BOX 1100	ZEPHYR COVE, NV	89448
122004601022	HERBIG COMMERCIAL PROP LLC	C/O HERBIG COMMERCIAL PROP LLC	PO BOX 2311	RENO, NV	89505
122004002020	HERITAGE BANK OF NEVADA	ATTN: CHIEF EXECUTIVE OFFICER	2330 S VIRGINIA ST	RENO, NV	89502
122004602016	HERITAGE BANK OF NEVADA	ATTN: CHIEF EXECUTIVE OFFICER	PO BOX 11920	RENO, NV	89510
122004002015	HUSSMAN LAND & LIVESTOCK CO		1250 N HWY 395	GARDNERVILLE, NV	89410
122003201005	KLONTZ, PATRICK K & DEBORAH J		1339 ELGES AV	GARDNERVILLE, NV	89410
122003310001	KRISS, CHARLES L & JANICE M		1740 WESTWOOD DR	MINDEN, NV	89423
122003210014	LANGTIMM, LAWRENCE SCOTT ET AL		1400 HONEYLOCUST AV	GARDNERVILLE, NV	89410
122003212002	LOUPE, PAOLA C & DARREN K		1399 SUGAR MAPLE AVE	GARDNERVILLE, NV	89410
122003310004	MAKHANIAN ENTERPRISES		1920 S GRIFFITH AV	LOS ANGELES, CA	90011
122003212003	MULLEN, RALPH C		1401 SUGAR MAPLE AV	GARDNERVILLE, NV	89410
122003202004	PARKWAY VISTA LTD PARTNERSHIP		1812 MADISON AV	NAMPA, ID	83687
122003310005	PASCALE, RICHARD D & JOY A	WESTERN TITLE 52585-CC	500 DAMONTE RANCH PY #657	RENO, NV	89511
122004602012	PATTERSON, SCOT L & HEIDI TTEE		133 OLD WARD FERRY STE G	SONORA, CA	95370
122003210013	PETROSKY, RUSSELL L & SHAMRA		1402 HONEYLOCUST AV	GARDNERVILLE, NV	89410
122003201006	RAVEN, NANCY W TTEE		1510 SILVER BIRCH DR	MINDEN, NV	89423
122003310006	REDWINE PROPERTIES LP		751 S BREEZY WAY	ORANGE, CA	92869
122004602005	SANTUCCI, GREGORY P		PO BOX 1293	GARDNERVILLE, NV	89410
122003310008	SCHWOB, NANCY C TTEE		1340 S RIVERVIEW DR	GARDNERVILLE, NV	89460
122004610005	STAHL, MARTIN		287 SHADOW MOUNTAIN CI	GARDNERVILLE, NV	89460
122003202003	TOWN OF GARDNERVILLE		1407 N HWY 395	GARDNERVILLE, NV	89410
122003210015	TOWN OF GARDNERVILLE, THE		1407 HWY 395 N	GARDNERVILLE, NV	89410
122003310002	WASS FAMILY CORPORATION		1071 ORO WY	GARDNERVILLE, NV	89460
122003210049	ZIGENIS, DYLAN & KRISTY		1402 SUGAR MAPLE AV	GARDNERVILLE, NV	89410

Douglas County Noticing Radius Map 725' Radius APN: 1220-04-002-020 Village Wy 725"Radius 725', Radius StodickPy 395 Industrial Wy 725' Radius 1 inch = 300 feet Print Date: 12/20/2018 Legend Noticing Radius Subject Parcel(s) Parcels Within noticing Radius The data contained herein has been compiled on a geographic information system for the use of Douglas County. The data does not represent survey delineation and should not be construed as a replacement for the authoritative source, plat maps, deeds, resurveys, etc. No liability is assumed by Douglas Contains to the sufficiency or accuracy of the data.



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Carson City 308 N. Curry Street, Suite 200 Carson City, Nevada 89703 775.883.7077

February 7, 2019

Ron Roman, PE Engineering Manager P.O. Box 218 Minden, NV 89423

Subject:

Firestone Complete Auto Care Facility Traffic Analysis Letter

This letter presents an overview of proposed project trip generation for the Firestone Complete Auto Care Facility. The project's trip generation is below Douglas County's threshold for a formal analysis, therefore this letter summarizes the anticipated trip generation.

The Firestone Complete Auto Care Facility is located on a ± 1.1 acre site (APN 1220-04-002-020) in Gardnerville, Nevada. The development consists of a $\pm 7,485$ square foot building to be used as an auto repair business. The property will be accessed off of U.S. 395.

Trip generation rates for the project have been obtained using the Trip Generation Manual, 9th Edition, published by the Institute of Transportation Engineers. Table 1 provides Daily, AM peak hour and PM peak hour trip generation calculations for the proposed project.

Table 1 – Trip Generation Summary

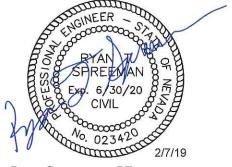
Land Use	Size	Weekday	AM Peak	PM Peak
942 – Automobile Care Center	7,485 SF	178 ADT's	21	26

Note: ITE 9th Edition Trip Generation Rates for Automobile Care Center - Daily: 23.72, AM: 2.83, PM: 3.51.

The project is estimated to generate 178 daily trips, 21 AM peak hour trips and 26 PM peak hour trips.

If you have any questions or require additional information, please contact me.

Sincerely,



Ryan Spreeman, PE Project Engineer

MATERIAL KEY
CMU-1: ECHELON SPLIT FACE BLOCK
"AUTUMN TAN"



CMU-1
ECHELON SPLIT FACE BLOCK
"AUTUMN TAN"



PT-13 SW 7535 "SANDY RIDGE"

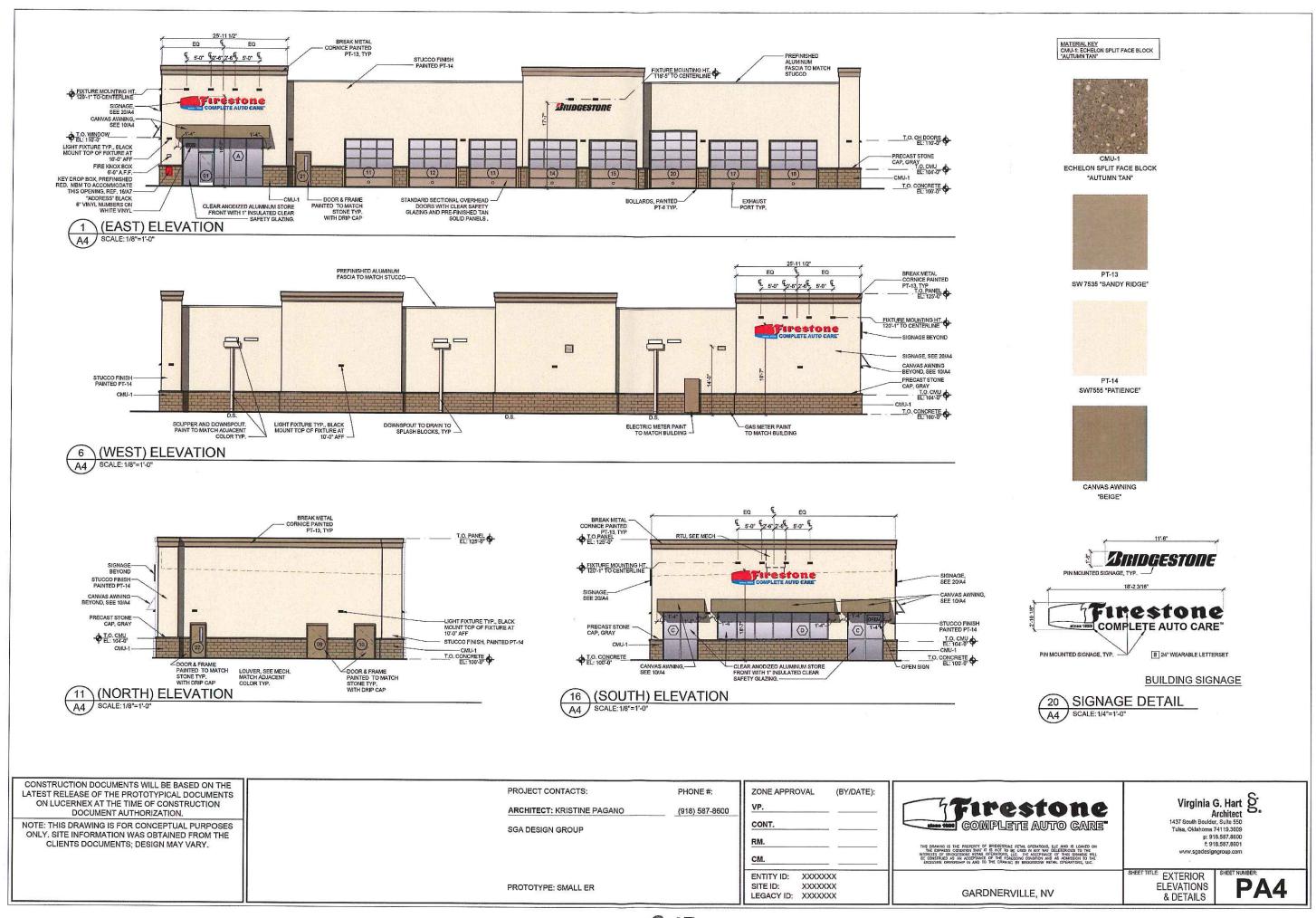


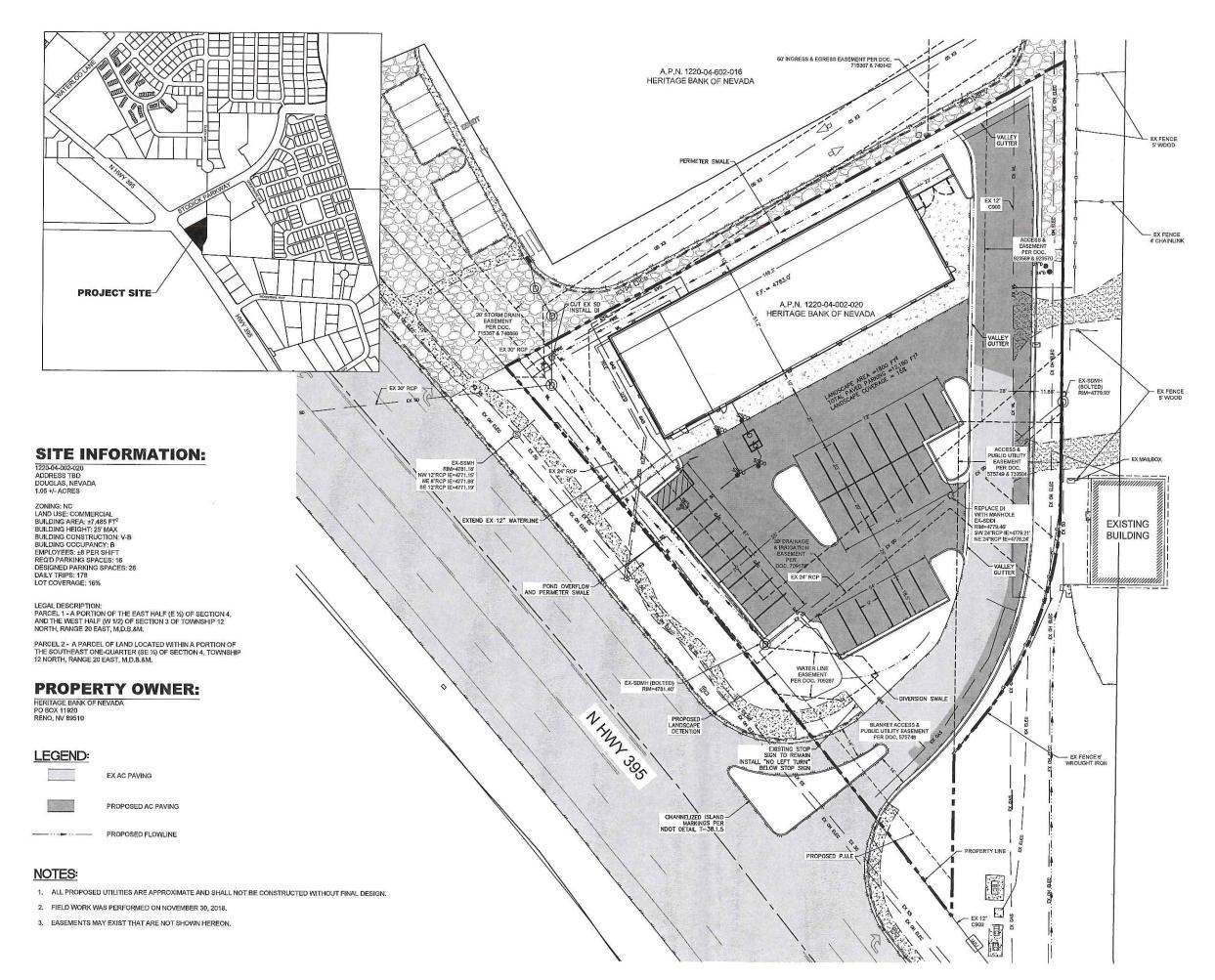
PT-14 SW7555 "PATIENCE"



CANVAS AWNING "BEIGE"

Sample Card — Firestone Complete Auto Care 1299 North Highway 395, Gardnerville, NV







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CARE

COMPLETE AUTO FIRESTONE COMPLETE AUT SPECIAL USE PERMI SITE PLAN- APN

PRELIMINARY
NOT FOR CONSTRUCTION
DECEMBER 2018

IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

FIG. 1

RTS

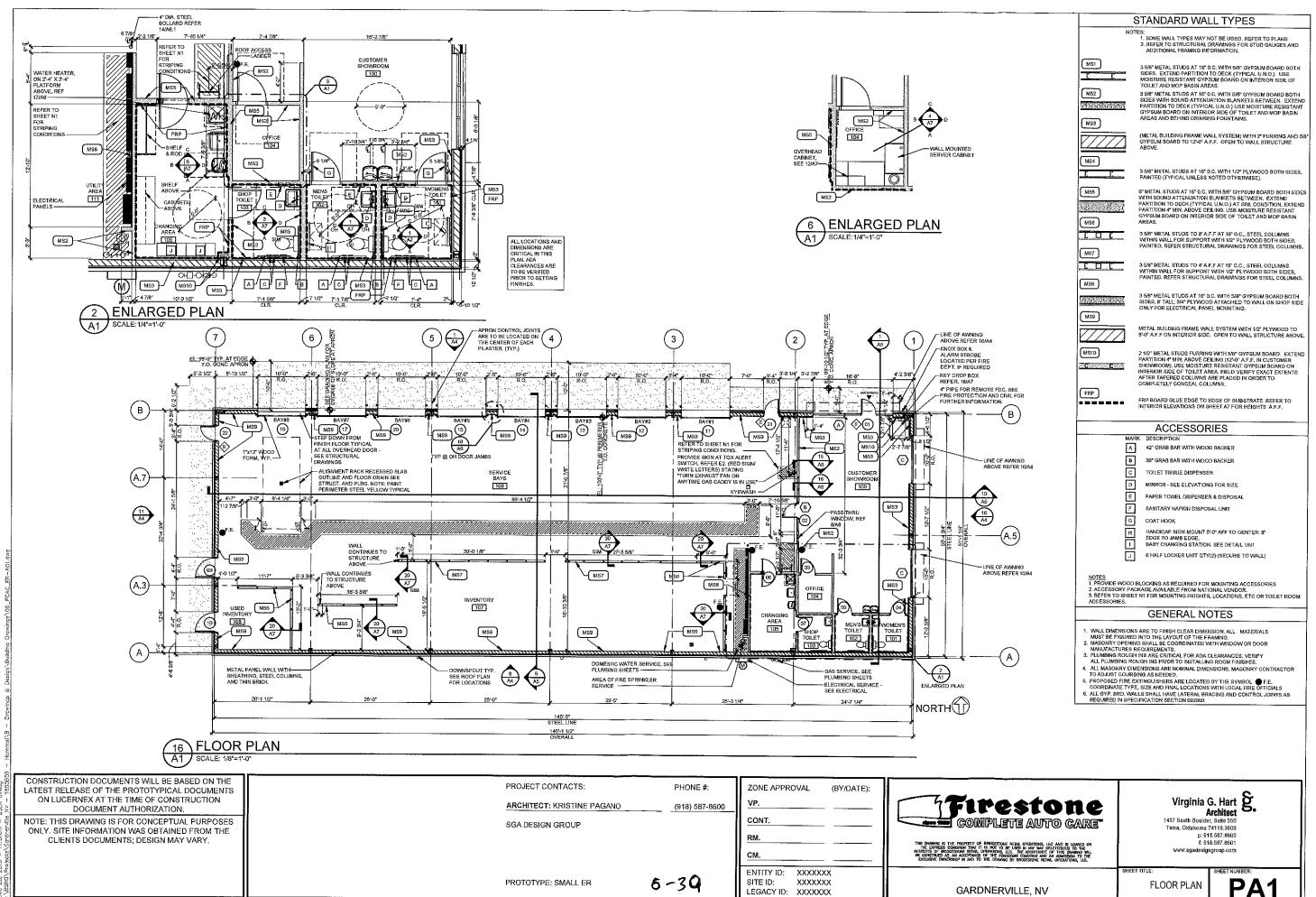
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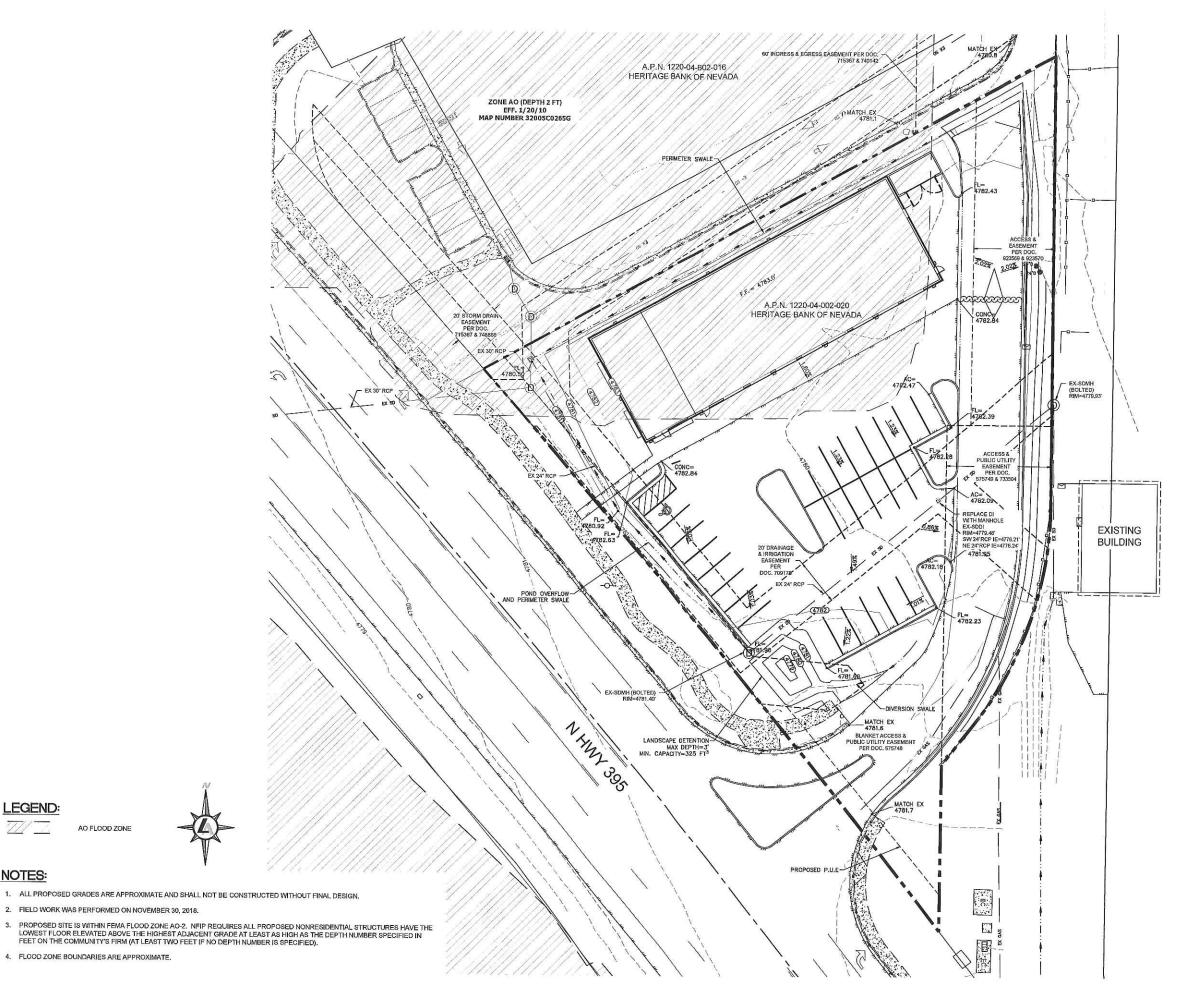
LEGEND:

NOTES:

AO FLOOD ZONE

2. FIELD WORK WAS PERFORMED ON NOVEMBER 30, 2018.

4. FLOOD ZONE BOUNDARIES ARE APPROXIMATE.





9222 PROTOTYPE DRIVE RENO, NV 89521 TEL: 775,827,6111

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CARE

FIRESTONE COMPLETE AUTO SPECIAL USE PERMIT GRADING PLAN



FIG. 2

DRAWN BY: RTS DESIGNED BY: RTS CHECKED BY: RTS JOB NO .: 9650.000