



*Town of Gardnerville*  
*Annual Report*  
*2022*

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### Town Board Members

Bill Chernock, Board Member  
Mike Henningsen, Board Member  
Lloyd Higuera, Board Member  
Jim Park, Board Member  
Mary Ann Wenner, Board Member

### Town Staff:

Erik Nilssen, P.E., Town Manager  
Geoffrey LaCost, Town Maintenance Superintendent  
Carol Louthan, Administrative Services Mgr  
Marie Nicholson, Secretary

### Parks & Public Works Staff:

Eric Matus, Supervisor  
Bill Kline  
Kurt McRae

### Health & Sanitation Staff

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Mike Avila  
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# Town Manager's Message

At the beginning of the year town staff prepares a brief report to share the accomplishments and projects completed during 2022, and to provide information on proposed projects for 2023.

## *Major highlights for 2022:*



Bell Street - Before & After

- Reconstructed Bell Street which removed all the old asphalt and damaged concrete, installed new asphalt and upgraded all the curb ramps to be compliant with the American With Disability Act (ADA). The project removed a deteriorated 24-inch corrugated metal pipe storm drain and replaced it with a 24-inch concrete storm drain. The project also installed sidewalk along the south side

of Bell Street to improve pedestrian access as well as aesthetics. The total cost was \$429,115.

- The Town completed a Miscellaneous Concrete Project at a cost of \$83,349. The project installed two concrete valley gutters in Arbor Gardens to replace asphalt which had been damaged by standing water. The project also removed dead trees from Main Street and repaired the adjacent damaged concrete. Signs were installed at the K-9 Korral to publicly notice the park as a dog park. Two bike racks were installed at Heritage Park.

- The pavilion at Heritage Park had a new roof installed and a ladder mounted to the west side for safer roof access. The Pavilion also had a new layer of stain applied. The fall arrest system was updated to be compliant with new Occupational Safety and Health Administration Guidelines. The cost of the project was \$55,000.



Heritage Park reroof & ladder

- The Town and Douglas County officially opened the 2.5-mile-long paved Martin Slough Multimodal Trail to the public. This new trail connects Jakes Wetland in Minden to Gardnerville Elementary School.

- Town Staff worked with the Nevada Department of Wildlife to have fish habitat structures installed at the Mountain View Pond. The pond was stocked with bass and bluegill in November and will have trout stocked in April.

- At the direction of the Town Board a code enforcement complaint was submitted on the Burga Building at the southwest corner of Eddy Street and US 395. After a decade and a half of being in a state of deterioration the building was demolished by the owner in December.

- Worked with Main Street Gardnerville and CV Flyte to bring a “Wind Down Wednesday” to Heritage Park during the summer. The event is a live music and food truck event and has been wildly successful. Its great to increase the visitation to and profile of the park.

## (Major highlights for 2022 continued)

- Christmas Kickoff was challenging. The weather did not cooperate with blowing snow and rain. It was cold and wet. The conditions made it challenging for the dancers who slipped and the moisture provided some problems with the connection to the audio system. The wind knocked out a portion of the Shaw Tree Lighting and the rain led to some of the cobbles being undercooked.

Christmas Kickoff 2022



- The Town was able to complete major equipment purchases of:
    - A new pickup truck to replace Truck 603.
    - A new liftgate for Truck 607.
    - A backhoe accessory for the Town's John Deere Tractor.
    - A "Johnny Jaws" System to allow for the front load solid waste vehicle to collect commercial bins.
  - Development approvals were sparse during 2022 for the Town of Gardnerville. Approved projects were all "design review" (no residential parcel maps) and included an expansion of the Carson Valley Medical Center, a new pet crematorium and Pinenut Self Storage.
- Major Lowlights for 2022:**
- Inflation affected the Town's ability to complete projects. The Bell Street Reconstruction was estimated at \$330,000 and low bid was \$429,265. The Miscellaneous Concrete Project was estimated at \$47,000 and one bid was received for \$96,042. The Town released the Gardnerville Station Outlet Piping for bids with an estimate of \$376,100 and the low bid was \$753,500. All bids were rejected and the Town will attempt to rebid the project.

- Sanitation Truck 609 received major internal damage to its engine. Realistically to be comfortable with replacement time frames the truck was needed for four more years. The estimate to repair the engine was \$45,000 which was not justifiable for a twenty-year-old truck. The Town Board voted to dispose of the truck rather than make the repairs.

- Staffing was a major issue for the Town during 2022. The Town usually hires two seasonal maintenance assistants during the summer. They start in April and work through October. This year we were able to hire one and he started on August 1st. Regular Staff had to pick up the difference working weekends from April to July to keep the flowers on US 395 in good condition. The Town Started the summer with two of five maintenance positions filled. For a long stretch toward the end of the year the Town only had two of five sanitation positions filled. The Town has had a minimum of one vacant field position for a year and a half.

## **Upcoming Projects for 2023:**

- Gardnerville Station Outlet Piping must be completed in the summer of 2023. The original bid exceeded the available funding. The Town has been working to value engineer the project to bring costs down. Inflationary pressures have eased somewhat since the project was bid last summer. Additional funding is available to complete the project.
- The Town wishes to complete slurry seal projects in Arbor Gardens, Stodick Estates and Virginia Ranch. Once the costs of the outlet piping project are known the Town will prioritize the street sealing.

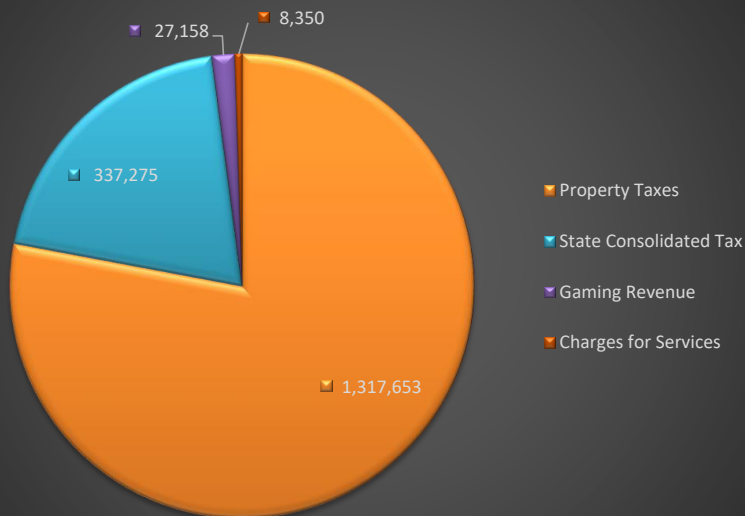


Gardnerville Station Storage Tanks  
will connect to outlet piping

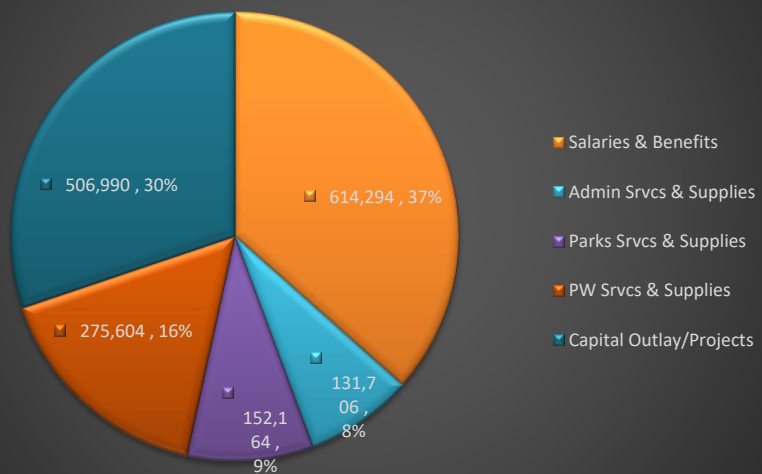
## ***Gardnerville General Fund***

***Fiscal Year 2021-2022***

### **Fund 610-Gardnerville - Revenue**

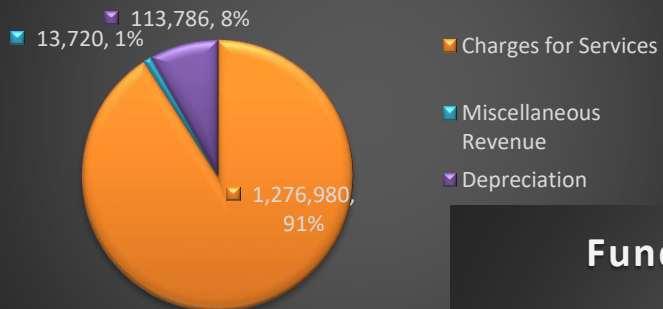


### **Fund 610-Gardnerville - Expenses**

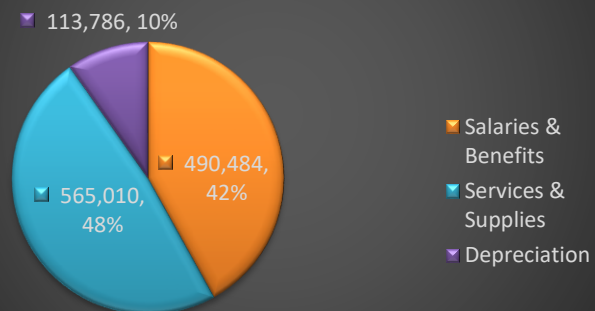


**Gardnerville Health & Sanitation Fund  
Fiscal Year 2021/2022**

**Fund 611-Gardnerville H & S -  
Revenue**

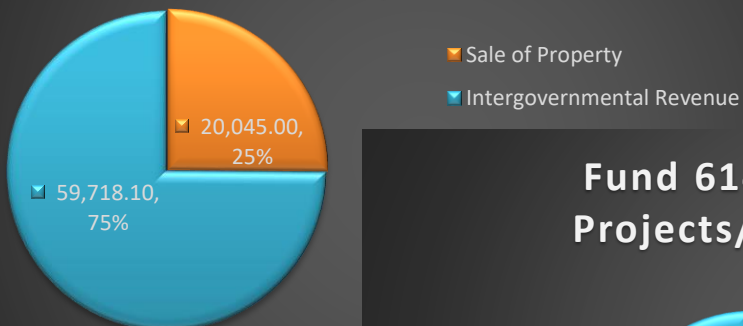


**Fund 611-Gardnerville H & S -  
Expenses**



**Gardnerville Capital Projects Fund  
Fiscal Year 2021/2022**

**Fund 614-Gardnerville Capital  
Projects/Equipment - Revenues**



**Fund 614-Gardnerville Capital  
Projects/Equipment - Expenses**

