



Town of Gardnerville
Annual Report
2025

Contents

| | |
|-------------------|-----|
| Manager's Message | 1/2 |
| Charts | 3/4 |

Town Board Members

Bill Chernock, Chairman
Jim Park, Vice-Chairman
Dan Hamer, Board Member
Barbara Smallwood, Board Member
Rocky Walling, 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
Kurt McRae
Wayne Mlnarik
Shawn Wilders

Health & Sanitation Staff

David Bray
Colby Dick
Aron Eissel
Justin Ryan
Lou Zepeda

Town of Gardnerville
1407 Highway 395 N
Gardnerville, NV 89410
775-782-7134 Phone
775-782-7135 Fax
www.townofgardnerville.com

Town Manager's Message

At the beginning of the year town staff prepares a brief report to share the accomplishments and projects completed during 2025, and to provide information on proposed projects for 2026.

Major highlights for 2025:

- Starting in May the town board hosted a series of public meetings to update the town strategic plan. The result is the first update to the plan since 2013. The strategic plan provides the town with direction over the next five years.

Sister City Celebration



- Significant time was spent this year working with the local Basque Residents to strengthen ties with the town's heritage including:
 - The town entered into a formal partnership with Osse, France to establish a Sister Cities Partnership.
 - The town manager gave a tour to representatives of the North American Basque Organization to have a WWII monument memorializing the contributions of Basque Servicemembers installed within the town. The town is one of the four finalists for the memorial.
- Main Street Gardnerville entered a lease for their own office building and vacated the town offices.

- Major equipment purchases included:

- A Curotto Can to allow new sanitation truck 702 to pick up residential solid waste totes, \$49,830
 - Purchased a new front load sanitation truck in the amount of \$510,000. Delivery of the truck is expected in early 2026.

- Major maintenance/capital projects completed within the town this year included:

- Completed the Maverik Storm Drain Extension. The total cost of the project was \$50,084.
 - A cape seal project was completed on portions of Chichester Estates and Heybourne Meadows. The total cost of the project was \$483,125.

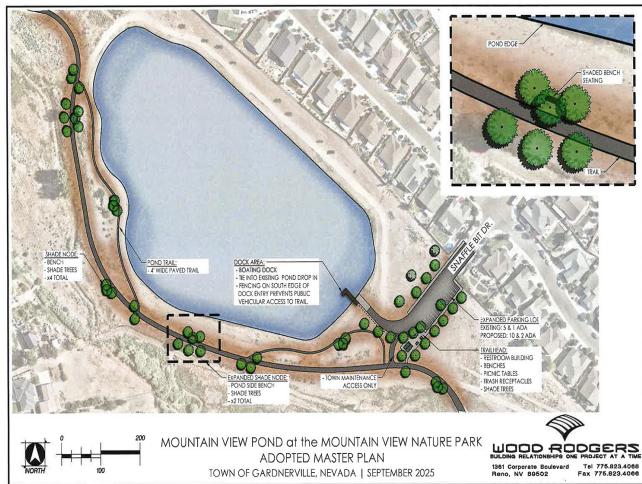
- The Christmas Kickoff was held on Thursday, December 3rd and was well attended. The town followed that up on Saturday, December 6th with a "dumpster fire" entry into the Parade of Lights. Due to moderate temperatures the Kickoff was extremely well attended.

- The town completed an update to the Mountain View Pond Portion of the Parks and Open Space Master Plan. This was completed after over a year of meetings of a resident/advocate group, public meetings, and a web poll.

- The town began using a new work order system, IWorq. Since Facility Dude was bought out two years ago and was left unsupported the town had been without a work order system.

- The town board approved the hiring of a third seasonal maintenance assistant during the summer of 2025. The extra hand allowed town staff to complete a project to hard wire the satellite speakers to the pavilion at Heritage Park. Town staff completed "sand topping" at the K-9 Korral to reduce water ponding areas. Weeds and park maintenance were exceptional this summer with the extra help.

- The town manager spent significant time learning the Housing and Urban Development processes for completing all the environmental assessments and paperwork to receive the grant funding for Industrial Way. This was successfully completed and the grant was awarded.
- Driven by the Environmental Protection Agency and Nevada Division of Environmental Protection the Gardnerville Laundry Building was finally abated. It is disappointing to lose a historic structure, however the building was in a state of disrepair and most likely unsalvageable.
- Due to increasing costs to provide electric vehicle charging the board implemented a fee to use the chargers. It is anticipated the additional fee collection will provide approximately \$15,000 per year to the town's budget.
- Nichols Consulting Engineers completed the five year pavement condition survey and provided a presentation to the town board in November on the results.
- The town accepted an \$80,000 dollar grant from The Nevada Division of State Parks to install a fishing dock with ADA access at the Mountain View Pond.



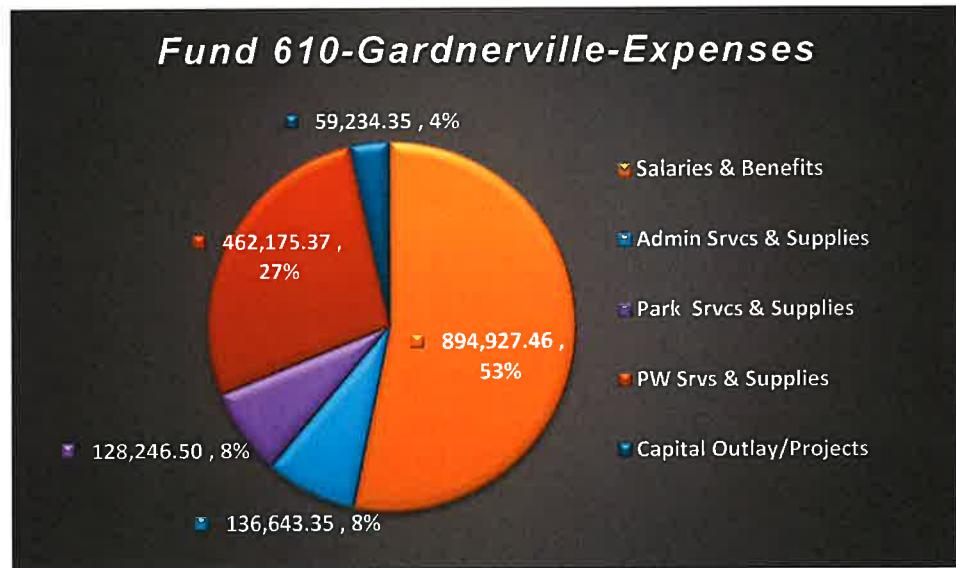
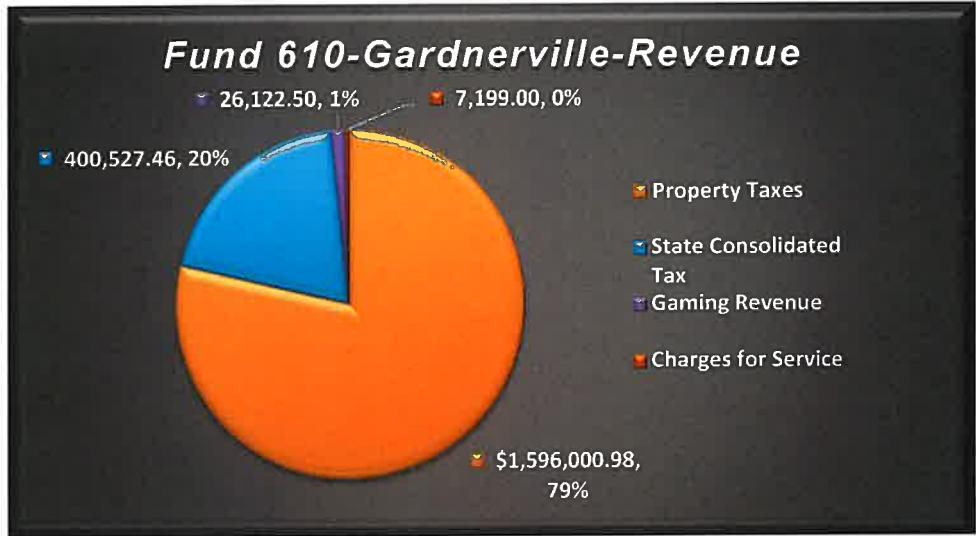
Major Lowlights for 2025:

- The town board only considered one development application in 2025, a subdivision map for the Martin's Creek Townhomes. Only one new business was opened in 2025, Maverik. Development has significantly slowed within the Town of Gardnerville over the last two years. There are no existing buildable residential lots within the town.
- Public Employee Retirement System (PERS) costs increased 3.25% per employee. This is an additional expense on the town's budget.
- The town released the Gardnerville Station site improvements for public bid. Only one bid was received and it was approximately 45% higher than the towns estimate. The bid was rejected and will be rebid in 2026.
- Sanitation Truck 701 which spontaneously combusted on 12/31/2024 was not repaired and returned to the town during all of 2025. Staff spent significant time assisting the insurance investigators and working with Peterbilt to get the repairs of the truck completed. The town was down a truck all year on a fleet that is already undersized and unreliable.
- The State of Nevada Passed Assembly Bill 241 which allows multifamily development within commercially zoned properties. The town board provided an advisory opinion to Douglas County on how to implement this change in the law. The law has the potential to require significant development deviations as to what is approved in the Plan for Prosperity and the Douglas County Master Plan and the historic land use along Main Street in downtown Gardnerville.

Upcoming Projects for 2026 (Funding Dependent):

- The grant funded reconstruction of Industrial Way is scheduled for the summer of 2026.
- It is anticipated the site work at the Gardnerville Station will be completed in early spring 2026.
- The installation of a dock and ADA access at the Mountain View Pond is scheduled for October 2026.
- The continuation of the cape seal installation should occur within Chichester Estates.

**Gardnerville General Fund
Fiscal Year 2024/2025**

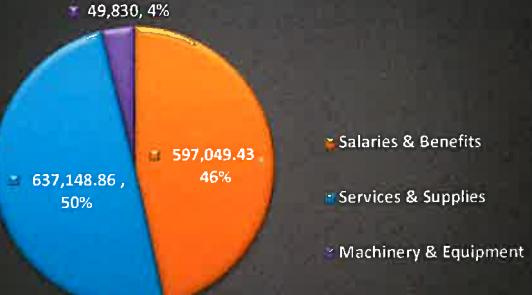


Gardnerville Health & Sanitation Fund
Fiscal Year 2024/2025

Fund 611 H & S - Revenue

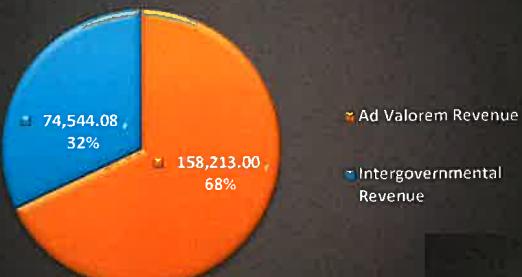


Fund 611 H & S - Expenses



Gardnerville Capital Projects Fund
Fiscal Year 2024/2025

Fund 614 Gardnerville Revenue
Capital Projects/Equipment



Fund 614 Gardnerville - Expenses
Capital Projects/Equipment

