



## GARDNERVILLE TOWN BOARD

### Meeting Agenda

Cassandra Jones, Chairman  
Linda Slater, Vice Chairman  
Lloyd Higuera, Board Member  
Ken Miller, Board Member  
Mary Wenner, 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, July 3, 2018

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 June 28, 2018 on or before the third day prior to the meeting date, by Marie Nicholson, Office Specialist. Signed: Marie L Nicholson : in accordance with NRS Chapter 241 at following locations;  
**Carson Valley Chamber of Commerce**, 1477 Hwy 395 N, Gardnerville NV 89410 at 8:30 A.M.  
**Douglas County Historic Courthouse**, 1616 8<sup>th</sup> Street, Minden NV 89423, at 8:37 A.M.  
**Gardnerville Post Office**, 1267 US Hwy 395 #L, Gardnerville NV 89410 at 8:46 A.M.  
**Gardnerville Town Offices**, 1407 Hwy 395 N, Gardnerville NV 89410 at 8:52 A.M. and on the Internet at <https://www.townofgardnerville.com/>

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

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

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

**Notice:** "Any invocation that may be offered before the official start of the Board meeting shall be the voluntary offering of a private citizen, to and for the benefit of the Board. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Board and do not necessarily represent the religious beliefs or views of the Board in part or as a whole. No member of the community is required to attend or participate in the invocation and such decision will have no impact on their right to actively participate in the business of the Board. Copies of the policy governing invocations and setting forth the procedure to have a volunteer deliver an invocation are available upon written request submitted to the Town Board of Gardnerville"

### INVOCATION – Colleen Kurczodyna- Carson Valley United Methodist Church

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

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.

### 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. June 5, 2018 Regular Board meeting; with public comment prior to Board action.



**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 June 2018 claims.

**ADMINISTRATIVE AGENDA**

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

4. **For Possible Action:** Discussion on three development applications (1) DA 18-032; (2) LDA 18-005; & (3) DA 18-031: (1) Request by Ruins to Riches, LLC for a Mixed Use Commercial Overlay (DA 18-032) for a project consisting of an existing 10,000 square foot commercial building and 5 proposed four-plex buildings for a total of 20 residential units; (2) a request for a Tentative Parcel Map (LDA 18-005) to create 4 parcels: lot 1 containing the existing commercial building, lot 2 containing 2 four-plex units, lot 3 containing 2 four-plex units, and lot 4 to contain the proposed common area and one four-plex unit; and (3) a request for a major Design Review (DA-18-031) for the mixed use commercial project. The subject property is located at 1317 N US Highway 395, Gardnerville, in the Gardnerville Community Plan. (APN 1220-04-602-001-002); Appearance by Dennis McDuffee; with public comment prior to board action. (approx. 45 minutes)
  5. **For Possible Action:** Discussion to approve or deny a change order to the Southgate Reconstruction Project to grind and replace the asphalt surface at highway 395 on South Industrial Way, at a cost not to exceed \$15,000; with public comment prior to board action. (approx. 10 minutes)
  6. **For Possible Action:** Discussion to award or deny a town storm drain project to improve the flow from Hussman Ave by relocating the existing open channel across Ted Borda's property, located west of Hussman Ave, APN:1320-32-801-028, 1118 Mill Street, to a pipe outlet 400 lineal feet to the cottonwood slough, allowing for positive drainage and outflow during a large rain event and high irrigation water level; with public comment prior to board action. (approx. 10 minutes)
  7. **For Possible Action:** Discussion to approve or deny or provide direction to staff on a proposal by Douglas Disposal Inc. to offer a cardboard and food recycling service within the town service area to town customers; with public comment prior to board action. (approx. 15 minutes)
  8. **For Possible Action:** Discussion on the public comment at the last board meeting about the speeding observed by the resident on Toiyabe Ave between Lampe Drive and Waterloo lane. Speeding within this section is dangerous to the residents that live on this street. Possible discussion area options for traffic calming to be presented by town staff for board consideration and or implementation, as directed to staff, options; with public comment prior to board action. (Approximate 45 minutes)
  9. **Not for Possible Action:** Discussion on the Town Attorney's Monthly Report of activities for June 2018. (approx. 5 minutes)
  10. **Not For Possible Action:** Discussion on the Town Manager's Monthly Report of activities for June 2018. (approx. 5 minutes)
    - a. Alley issue in arbor gardens
  11. **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, Community Foundation of Douglas County. (approx. 10 minutes)
- 2<sup>nd</sup> PUBLIC INTEREST COMMENTS period (No action will be taken)

**Adjourn**

Freedom 5K July 4, 2018

Movies in the Park, Beauty and the Beast, July 13, 2018

Thirsty Thursday – Sip n Savor, July 19, 2018

Movies in the Park, Despicable Me 3, July 27, 2018

Next monthly meeting August 7, 2018