



## GARDNERVILLE TOWN BOARD

### Meeting Agenda

Mary Wenner, Chairwoman  
Ken Miller, Vice Chairman  
Cassandra Jones, Board Member  
Linda Slater, Board Member  
Lloyd Higuera, Board Member

1407 Highway 395 N.  
Gardnerville, Nevada 89410  
(p)775-782-7134 (f): 775-782-7135  
[www.gardnerville-nv.gov](http://www.gardnerville-nv.gov)

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

Tuesday, November 1, 2016

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 October 26, 2016, on or before the third day prior to the meeting date, by Carol Louthan, Administrative Services Manager, Signed: Carol Louthan: in accordance with NRS Chapter 241 at following locations;

Carson Valley Chamber of Commerce, 1477 Hwy 395 N, Gardnerville NV 89410 at 8:04 A.M.

Douglas County Historic Courthouse, 1616 8<sup>th</sup> Street, Minden NV 89423, at 8:11 A.M.

Gardnerville Post Office, 1267 US HWY 395 #L, Gardnerville NV 89410 at 8:20 A.M.

Gardnerville Town Offices, 1407 HWY 395 N, Gardnerville NV 89410 at 8:30 A.M. and on the Internet at [www.gardnerville-nv.gov](http://www.gardnerville-nv.gov).

**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 layperson from 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:**

I. October 4, 2016 Regular Board meeting

II. October 10, 2016 Special 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 October 2016 claims.
4. **For Possible Action:** Approve continuing, Resolution 2015-01, a resolution by the Gardnerville Town Board adopting policy regarding opening invocations before meetings of the Town Board of Gardnerville.
5. **For Possible Action:** Recommend approval of a Douglas County Outdoor Festival Entertainment Event Application by Carson Valley Chamber of Commerce for the 20th Annual Parade of Lights, December 3, 2016 starting at Heritage Park and ending in Minden Park, and a waiver of associated street closure fees by Town of Gardnerville. This event includes closures of the following Town maintained streets from 3:00 p.m. to 8:00 p.m.: Gilman, South Ezell Street and Eddy Street.
6. **For Possible Action:** Approve appointment of Katrina Rowe to the Main Street Board of Directors.

**ADMINISTRATIVE AGENDA**

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

7. **Not for Possible Action:** Discussion on the Main Street Program Manager's Monthly Report of activities for October 2016. (approx. 10 minutes)
8. **For Possible Action:** Discussion to approve, approve with modifications or deny a request by Martin Stahl for a zoning map amendment (DA 16-03) to change the zoning district from neighborhood commercial to mixed use commercial within the Town of Gardnerville. The subject property is located at 1378 N Hwy 395, Gardnerville, in the Minden/Gardnerville Community Plan. (APN 1220-04-101-029); with public comment prior to Board action. (approx. 20 minutes)
9. **For Possible Action:** Discussion to approve, approve with modifications or deny, a request by Opal Investments LLC, ET AL, to accept the maintenance of the Ranch at Gardnerville, Phase 1 improvements, including, street, storm drain, street lights, street signage associated with the local roads: Lasso Lane, Ox Yoke, Gilman Avenue north of Heybourne Road, and the proposed flood channel trench, and storm drain trench located on town owned open space property, with public comment prior to Board action. (approx. 15 minutes)
10. **For Possible Action:** Discussion to approve, approve with modifications or deny, a request by Jenuane Communities The Ranch LLC. to;
  - a. Approve the Landscaping Maintenance plan for use by the HOA,
  - b. Approve the Storm Drain System Maintenance plan, which will discharge into the town owned and maintained channel which discharges directly into the Martin Slough,
  - c. Approve the "Access and Spillway Maintenance Easement" along the maintenance path of the large flood channel located between the proposed development and flood channel,Authorizing the town manager to sign the documents, located at Esplanade at the Ranch, (APN:1320-33-210-069); with public comment prior to Board action. (approx. 15 minutes)
11. **Not For Possible Action:** Discussion on the Town Attorney's Monthly Report of activities for October 2016. (approx. 5 minutes)
12. **Not For Possible Action:** Discussion on the Town Manager's Monthly Report of activities for October 2016. (approx. 15 minutes)
13. **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. (approx. 10 minutes)

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

Adjourn

Next monthly meeting December 6, 2016

Carson Valley Christmas Kickoff – December 1, 2016