



GARDNERVILLE TOWN BOARD

Meeting Agenda

Linda Slater, Chairman
Lloyd Higuera, Vice Chairman
Mary Wenner, Board Member
Mike Philips, Board Member
Ken Miller, Board Member

1407 Highway 395 N.
Gardnerville, Nevada 89410
(p)775-782-7134 (f): 775-782-7135
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, February 4, 2014

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 are posted at the following locations prior to meeting day in accordance with NRS Chapter 241: Gardnerville Town Offices, Gardnerville Post Office, Carson Valley Chamber of Commerce and Visitors Authority and the Douglas County 8th Street Historic Courthouse. The agenda is also posted on the Internet at www.gardnerville-nv.gov. All items shall include discussion and possible action to approve, modify, deny, or continue.

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. 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.

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

PLEDGE OF ALLEGIANCE- Ken Miller

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:

January 7, 2014 Regular Board meeting, with public comment prior to Board action.

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.

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**
- For Possible Action: Health and Sanitation & Public Works Departments Monthly Report of activities**
- For Possible Action: Approve January 2014 claims**
- For Possible Action: Approve the recommendation to appoint Suzanne Carreau, to the Main Street Gardnerville Board**



ADMINISTRATIVE AGENDA

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

5. **Not for Possible Action:** Discussion on the Main Street Program Manager's Monthly Report of activities for January 2014. (approx. 10 minutes)
6. **Not For Possible Action:** Presentation about the Nevada League of Cities and Municipalities, presented by Wes Henderson, Executive Director. (approx. 30 minutes)
7. **For Possible Action:** Discussion to approve, continue or deny a Land Division Application (LDA 14-002) for Alta Consulting LTD., Mark Neuffer, a request for a tentative parcel map to subdivide 3.27 acres into 4 parcels, the smallest being 0.63 net acres. The subject property is located at 1144 Highway 395, within the GC (General Commercial) Zoning District within the Minden-Gardnerville Community plan (APN:1220-10-601-002); with public comment prior to Board action. (approximately 20 minutes)
8. **For Possible Action:** Discussion to accept a report of tortious conduct claims per NRS 41.0385; with public comment prior to Board action. (approx 5 minutes)
9. **For Possible Action:** Approve Resolution No. 2014R-009 augmenting the Town of Gardnerville budget for fiscal year 2013-2014; with public comment prior to Board action. (approx. 5 minutes)
10. **For Possible Action:** Approve budget transfers for fiscal year 2013/2014; with public comment prior to board action. (approx. 10 minutes)
11. **For Possible Action:** Discuss and receive a status report on the Eagle Gas Station Redevelopment Project; and approve a contract with McGinley and Associates for additional clean-up activities at the former Eagle Gas Station site located at 1395 Highway 395 North (APN 1320-33-402-075) and authorize the town manager to sign the contract. Due to the spill from the underground heating oil tank, the Nevada Division of Environmental Protection (NDEP) has recommended complete eligibility for reimbursement from the State of Nevada Petroleum Fund for the clean-up, up to a maximum of \$250,000 and a deductible cost to the town of only \$250; with public comment prior to board action. (approx. 30 minutes)
12. **For Possible Action:** Discussion to: A.) Approve the quitclaim containing 86 square feet of the former Eagle Gas property (APN: 1320-33-402-075) to Douglas County for purposes of the Mission Street right of way, located at the intersection of Mission Street and Highway 395, authorizing the Town Manager to sign the documents, and;
B.) Approve quitclaim of 366 square feet, previously dedicated right-of-way in Book Z, Page 353, Document Number 7725, to be dedicated to Douglas County, authorizing the Town Manager to sign the documents; with public comment prior to Board action. (approx. 15 minutes)
13. **For Possible Action:** Approve acquiring fee title to a 0.13 acre parcel, APN: 1220-03-210-015, (a remaining vacant Arbor Gardens development parcel) where the United States Postal Service mail box cluster is located, currently owned by Syncon Homes, and authorize the Chairman of the Town Board to sign the documents; with public comment prior to Board action. (approx. 15 minutes)
14. **For Possible Action:** Discussion on the current building use policy and provide direction to staff on possibly revising the policy to update the use terms and fees associated with the public use of the Town Hall Building, located at 1407 Highway 395 N, APN: 1320-34-402-031; with public comment prior to Board action. (approx. 10 minutes)
15. **Not For Possible Action:** Discussion on the Town Attorney's Monthly Report of activities for January 2014. (approx. 5 minutes)
16. **Not For Possible Action:** Discussion on the Town Manager/Engineer's Monthly Report of activities for January 2014. (approx. 10 minutes)



GARDNERVILLE TOWN BOARD MEETING AGENDA – CONT'D

17. **For Possible Action:** Discussion on holding the April Town Board meeting on an alternate day from the regularly scheduled meeting on April 1, 2014; with public comment prior to board action.
(approx. 10 minutes)

Adjourn

Combined Town Board Member Land Use Planning and Open Meeting Law Training Workshop;
February 19, 2014 - 10:00 AM 12:00PM at the East Fork Fire Emergency Operations Command Center on
County Road.

Next regular Town Board Meeting: March 4, 2014-4:30 PM Town Administrative Offices.