



GARDNERVILLE TOWN BOARD

Meeting Minutes

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

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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.

Wednesday, July 5, 2017

4:30 p.m.

Gardnerville Town Hall

INVOCATION – Pastor Baumann of Hilltop Community Church

PRESENT:

Ken Miller, Chairman
Lloyd Higuera
Linda Slater
Mary Wenner

Jennifer Yturbide, Town Attorney
Tom Dallaire, Town Manager
Carol Louthan, Administrative Services Manager

ABSENT:

Cassandra Jones, Vice-Chairwoman

 **4:30 P.M. Call to Order and Determination of a Quorum** – Chairman Miller called the meeting to order at 4:30 p.m. and made the determination a quorum is present.

 **PLEDGE OF ALLEGIANCE** – Mr. Higuera led the flag salute.

 **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.

No public comment.

 **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.

Motion Higuera/Slater to approve the agenda.

No public comment.

Upon call for the vote, motion carried with Vice-Chairwoman Jones absent.

 **FOR POSSIBLE ACTION: APPROVAL OF PREVIOUS MINUTES:**

June 6, 2017 Regular Board meeting, with public comment prior to Board action.

Motion Wenner/Higuera to approve the previous minutes of June 6.

No public comment.

Upon call for the vote, motion carried with Vice-Chairwoman Jones absent.

 **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.**
Read and noted.

2. **For Possible Action: Health and Sanitation & Public Works Departments Monthly Report of activities. Approved.**
3. **For Possible Action: Approve June 2017 claims. Approved.**
4. **For Possible Action: Approve budget transfers for fiscal year 2016/2017. Approved.**

Motion Higuera/Slater to approve the consent calendar.

No public comment.

Upon call for the vote, motion carried with Vice-Chairwoman Jones absent.

ADMINISTRATIVE AGENDA

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

5.  **For Possible Action: Discussion on partnering with NDOT to replace the curb, gutter and sidewalk in front of the French Bar and close off the alley between the French and Buckaroo's and the driveway from Highway 395 to vacant parcel where the East Fork once stood, the town would pay to replace the storm drain and sidewalk at a cost of approximately \$50,000, diverting funds to the project from the proposed capital projects fiscal year 17/18 budget; with public comment prior to Board action.**

Mr. Dallaire advised NDOT finally got back to us after a year or so since we complained about the dip in the highway at The French Bar. Apparently others are complaining about the dip in the highway as well. NDOT is proposing to replace the curb, gutter and pavement. Their plans are in the packet. We would like to see if you agree the sidewalk needs to be replaced at the time of the placement of the new curb. If we are going to do the sidewalk then we should do the storm drain. I have Anderson Engineering working on a plan set for the storm drain and sidewalk improvements. They are moving forward. This item is in front of you tonight because we didn't budget for this project in the 17/18 fiscal year. I wanted to cut \$50,000 out of the microsurface budget and use it for this improvement downtown. We will get the plans ready, get it out to bid and come back for final approval. In the meantime I want to work with the bar owners and see what they want to do with the alley. I am still waiting on the district attorney. I sent another email today. NDOT is telling me if they replace the curb in front of the alley and East Fork then they will get rid of the driveway at the East Fork and the bars which reduces the need for any handicap ramps.

Chairman Miller asked if the deed would be transferred to the town.

Mr. Dallaire would like to transfer it to the property owners. We can still have a pedestrian easement. We would split it down the middle between the two property owners. We own the alley on the jail portion.

Mr. Higuera asked if the bars would participate financially.

Mr. Dallaire needs to come up with a plan. The alley is separate from what we are talking about. We are talking about the highway improvements. The alley will come back at a later date. We will just have a curb there ahead of time. We are planning on doing that anyway. What we are talking about is this storm drain from the Historian Inn all the way to Gilman. It's just transferring \$50,000 from capital projects and adding this into the project fund for sidewalk and storm drain. We will need to redo the brick on the corner, add an ADA access and narrow the sidewalk to eight feet. NDOT is dealing with the portion in front of the French, taking out the two shrubs that are there.

Attorney Yturbide will contact Doug Ritchie.

Mr. Dallaire will be fixing the slope issue on the ramp and adding a new ramp with ADA requirements. We'll put in the truncated domes that are required. So the item is just the \$50,000 worth of sidewalk and storm drain.

No public comment.

Motion Slater/Higuera to approve partnering with NDOT to replace the curb, gutter and sidewalk in front of the French Bar and close off the alley between the French and Buckaroo's and the driveway from 395 to the vacant parcel where East Fork once stood. The town would pay to replace the storm drain and sidewalk at a

cost of approximately \$50,000, diverting funds to the project from the proposed capital projects fiscal year 17/18 budget. Motion carried with Vice-Chairwoman Jones absent.

6.  **For Possible Action: Discussion to provide comments on the updated Gardnerville Community Plan Land Use Element of the 2016 Douglas County Master Plan Update and discuss the review process for the Master Plan update. Presentation by Mimi Moss, Candace Stowell; with public comment prior to board action.**

Mr. Dallaire pointed out Mimi Moss is here to answer any questions. This item is for the Gardnerville land use element. We gave them revisions back in May. The new land use element is out. I redlined it, and it is in your packet. One of the things I wanted to find out from county staff was the extension of Waterloo Lane connecting to Muller Parkway. What was that referring to?

Ms. Mimi Moss, Douglas County Community Development, answered the comment is on page 6-4 in the transportation network and roadways. Probably delete that last line. It doesn't read right.

Mr. Dallaire asked if the board has any additional comments, get them to me and I will get them over to Candace. On page 6-8 Policy 1.9 is basically taking our goals and expanding the town boundary east and west, making it thicker and applying it to the actual master plan to give the owners proposing master plan amendments an opportunity in the future to move the urban service boundary east or north. We are at the urban service boundary on all sides except for the Jacobsen and Pegram development. Do you feel this is the time to change that boundary and plan for the future or do we wait until we see what will happen with the specific plan?

Ms. Moss stated policy 1.9 essentially defines what those boundaries might be today and this is the area where you would likely grow in the future. It makes a statement this is where your focus needs to be. I think it could be worded better. Other than that it captures what the board had discussed a few months back. It is essentially making a statement where you see the town boundary.

Mr. Dallaire asked if all the receiving areas proposed have to have TDR's in order to be built?

Ms. Moss answered all receiving areas need to have transfer of development rights unless it's affordable housing, and then it can be waived by the board.

Chairman Miller asked if you designate a receiving area, does that change the taxation structure on it or does it still stay agriculture until it's developed?

Ms. Moss answered that is exactly right.

Ms. Wenner explained on ag taxes they can go back seven years to collect the taxes.

Chairman Miller added after what we saw of the court decision recently they can certainly change that master plan at any time down the road. I see no reason to have that as receiving area at this time. There is so much land there that has been developed already.

Ms. Moss noted the county is proposing as part of the growth management ordinance to not allow the expansion of urban service boundaries except within every five year update of the plan. It limits the boundaries based on change and circumstances.

Mrs. Slater felt it is a good growth control. Makes you stop and think about what you really want to see.

Ms. Moss believed it also makes a commitment that we are good with the boundary today. We don't see a need to expand. It's also based on resources. Do you have the resources today or not? It's development at a pace that keeps up with your resources. It is a growth management tool in that regard. You are not lacking for areas to build. The potential units on the books for the Virginia Ranch Specific Plan are 1,020. But the new owner has come in and asked about making an adjustment to the parcel sizes making that a fewer number of units.

Mr. Dallaire felt the only other project is the one behind Stodick Park and Chichester.

Ms. Moss pointed out that was formerly Ashland Park. If anyone comes in to develop that they would need to come back with a planned development. The original proposal was about 260 units multifamily, duplex and triplex.

Chairman Miller asked if this item required action.

Ms. Moss recommended taking action.

Attorney Yturbide advised if you have any further comments you could add those in at this point. He is asking for your direction to go ahead and send that forward.

Mr. Dallaire mentioned there are some parcels the town owns that need different zoning. The pond where Wal Mart is located is in general commercial planned development overlay. There is some property down at the Arbor Gardens zoned single family residence one acre and the park in Arbor is zoned one acre. The pond at Stodick Estates isn't public facilities either. I was hoping to get that cleaned up. The gas station, do we leave it commercial or turn it into public facilities. The Serenity Park/ Heritage Park Gardens parcel is zoned general commercial. It should be public facilities. The 30 acres of open space at the Ranch is SFR 8000 in a planned development. It should be public facilities. It's just cleaning up the zoning for the table in the front of our community plan so it is more accurate.

Ms. Moss stated we brought that forward at the planning commission last month to also look at zoning consistency; areas that need to be changed based on land use. We mentioned the town properties and they thought that was a good idea to bring that forward. It is just making it consistent. We will work on the Arbor Gardens parcel zoning with the DA.

Chairman Miller called for public comment.

Mr. Godecke happens to be one of the properties that is, at this time, requesting a receiving area designation. My property is located east of the Jacobsen Ranch. It is the area in the white to the right of the Jacobsen Ranch. It is just outside of your town boundary. As a result, I haven't been agendaized to have my item heard because it would be improper for you to hear something that wasn't within your planning district. I am in a Catch 22 situation. I could ask to be annexed, but if county staff is recommending denial of the additional receiving area it would be putting the cart before the horse if I were to ask you to annex my property and then not have the receiving area designation. You would end up with A19 within the town boundary.

Attorney Yturbide wanted to make clear for the record they do not at this time have a motion to add in the receiving area. It's just a general discussion related to the master plan.

Mr. Godecke wanted to explain his position. With the master plan, it is a document that looks out over the horizon for approximately 20 years. Now with the current master plan we're looking to see the next 20 years. What I am looking at is over the horizon to see where you want to possibly expand the town boundaries, where we want growth and development to occur. It's good planning because if you have that in place you can plan for the transportation element to accommodate the traffic that is generated by that much development. If you bury your head in the sand then you cut off potential access through that project for development to the east. It is within the Gardnerville Water Company's projected service boundary. It's within the Minden-Gardnerville Sewer District's service boundary. It has the potential to become developed at some point in time. The question is when. With looking at it from a perspective if you are looking at the horizon, you want to develop your transportation plan to accommodate potential for that development. The other thing is none of these properties to the east have been leapfrogged. The development has progressed in an easterly fashion one property at a time: Chichester Estates, then Arbor Gardens and Stodick Ranch. The next project would be Virginia Ranch, which is in the works now. Even if I were to get receiving area it wouldn't leap frog. Infrastructure is expensive. Developers don't want to have to put infrastructure through someone else's undeveloped property for another person to be able to use free of charge. I appreciate your time and listening to me. If I do get a receiving area I will be back talking to you about annexation.

Chairman Miller mentioned before Mr. Godecke came in we discussed that particular item. The feeling of the board was we don't need another receiving area at this time. We have so much land now that is in that category that we don't want to extend those boundaries at the present time.

Mr. Godecke pointed out if you look at the development of Virginia Ranch with the idea that my land will potentially develop at some point in time, it would be nice to provide at least one access to my property border with a full 120 foot right of way so you have enough carrying capacity for potential development. Currently I have two

accesses on Toler. If the Muller Lane bypass north doesn't get developed then all that traffic will come down Toler to Waterloo intersection and that's a terrible intersection to put a lot of traffic. Grant Avenue intersection is a better access. That's something that should be considered. Certainly keep that in the back of your mind.

Mrs. Barbara Smallwood has a few questions. Mimi spoke about taking out Waterloo connecting Muller Parkway. The history of that is not to have all the traffic going through Lampe Park. The access was supposed to be out in back of the new food closet. On page 6-3, under Minden Gardnerville as focal point, what is a certified local government?

Mr. Dallaire answered a certified local government has design standards. If you are served by local government you get the ability to refurbish. It opens up a new grant category. Genoa could go and apply tomorrow. We have the plan for prosperity design guidelines. It's just getting that updated and applying through SHPO (State Historic Preservation Office) so Gardnerville could be certified local government.

Mrs. Smallwood remembers way back when those receiving areas were designated, it was to give the town board the ability to plan proper projects, a multitude of what you think should be in those receiving areas. Not having someone else tell you, but you tell them. It is space available if you want more commercial or industrial. That's your ability to do that. Not to let people come in with projects and say this is what we would like. You say this is what we would like here. That leads me to the discussion that Chairman Miller talked about on the tax rate. That should be a focal point for you. I see multifamily. In the tax rate you know what that provides you, minimal tax. When you get all that concentration of people with minimal tax, you don't have enough money and no ability to raise more money. But tax wise as you get all the roads and all the trash service and all the things that have to be maintained, and you have multifamily with a low tax rate you don't have enough money. When you look at the receiving area you need to look at what you want to plan there. I would continue to urge you to bring that forward. Have the assessor tell you what those generate for you. Mimi talked about the resources: parks and open space. When you get all that multifamily, where are those people going to be? Where are they going to go recreate? Those are all things in the receiving area and how much it cost to maintain that?

No further public comment.

Motion Higuera/Slater to approve the map of town boundaries as presented and also add comments by the board to be added to the master plan update. Motion carried with Vice-Chairwoman Jones absent.

7.  **For Possible Action: Discussion to approve or approve with modifications or deny the proposed master plan amendment to be considered as part of the 20-year Master Plan Update for the requests submitted by property owners within the Gardnerville Community Plan (Minden/Gardnerville Community Plan) Peri Ranch requests to change 17.5 acre portion of 3 parcels from Commercial to Industrial for portion of APNs 1220-11-002-021, -022 and -023; with public comment prior to board action.**

Mr. Dallaire reviewed Peri's application which has three parts to it. The first proposal is the 17.5 acre service industrial area in the town boundary currently planned as commercial property. Then there is 60.2 acres of agricultural zoned property east of Pinenut Road across from the proposed industrial area to be rezoned from agricultural to single family residential. The third proposal is 19 acres of receiving area to change to multi-family. This area is not within the town boundary but it is within the urban service boundary. I drew this map to put it in perspective.

Ms. Moss explained the request is for service industrial. The receiving area is in the urban service boundary so it would be annexed to the town once a project comes forward for service.

Chairman Miller does not read the item that way. The item says request to change 17.5 acres of three parcels from commercial to service industrial. It has nothing about receiving area in this item.

Mr. Dallaire clarified it is not within the town boundary. The town boundary does not include the proposed multifamily property. I don't have that one there because it's not actually in the town boundary. It is in the urban service boundary. I have it in my report.

Ms. Moss suggested they comment on multifamily rather than recommending a change.

Mr. Dallaire reviewed comments on the multifamily and comments on the single family.

Attorney Yturbide thought there is some difficulty with the wording of this item. The agenda hasn't set forth those three particular items. You can provide comment as you did earlier on those items.

Chairman Miller called for public comment.

Mr. Butch Peri personally owns this property. I invested over \$6.3 million to take away this crazy S turn that was dangerous (pointing to the old Pinenut road alignment). I spent a fortune in infrastructure. The whole property is looped by the Gardnerville Water Company. I have sold the water rights to this property, surface and underground, to the Bently Ranch. I do have an irrigation well here that I have met with Mark Gonzales about. I have all this commercial property but no one will buy it until they see rooftops. The multifamily might not be the right option because they don't pay as much taxes as a single family residence. I had a person that wanted to buy it all. But once he started looking into Douglas County, this is not the easiest county to develop things. I wanted to put a casino on the property. I have someone that is interested in putting a beautiful public storage. I went to Mimi and was told you have to have these two zonings. If not you can't have an RV or boat on the outside. I have to have double zoning in order to have public storage. We have to get this approved. You can make money without having to build anything, just people parking their boats or campers. It would also be like flex storage, something people drive up to. When the subprime market crashed, the first thing that went was the housing industry. What follows is industry. The housing has to come out before people will start building businesses. You have to have people to support it. I don't want to do multifamily. That was forced on me. It was what was approved in the receiving area. Now we have something that has leapfrogged me. It's created an island. I have industrial, the hospital, fiber optics, 12 inch water lines, curb and gutter, gas, electric and phone. I am not going to get a big box until we start getting some rooftops. Now I have no water rights. I am paying higher property tax than when this was agriculture. I am trying to get the ability to have some flexibility so I can start business. I am just trying to get this all done. No one complained when I built the new road. Now we have Wal Mart. Where do you want the growth to go? This only makes sense. It's contiguous. I want this town to give me their blessing. My bigger fight will be with Douglas County. It shouldn't be with this board.

No further public comment.

Mrs. Slater likes what she sees. It is in the right location and I understand what happened. It was a first class project that you brought forth. I have no doubt this would be equal or better. That's my comment.

Ms. Wenner understood the town was looking for mixed use.

Chairman Miller shared Mr. Peri made a good presentation on the future of that property.

Motion Higuera/Wenner to support the proposed master plan amendment to be considered as part of the 20 year master plan update for the request submitted by property owners within the Minden/Gardnerville Community Plan, Peri Ranch requesting to change a 17.5 acre portion of three parcels of commercial to service industrial for portions APN 1220-11-002-021, 022 and 23. Motion carried with Vice-Chairwoman Jones absent.

8.  **For Possible Action: Discussion on the town donating \$150 to Project Santa Claus in memory of Stephanie Waggoner for her contributions to the town over the years; with public comment prior to board action, presentation, Ken Miller, Board Chairman**

Chairman Miller shared for those of you who knew Stephanie, she had volunteer written across her forehead. She volunteered on the Main Street program. She was a member of the board and main mover behind the mural on the mason's building. She kept that particular mural in her garage for a period of eight months to a year waiting for an actual location. It was a tragedy what happened. They have named the breakfast in July after Stephanie for Project Santa Claus. They are looking for donations and I would like the town to consider \$150. And hopefully the Main Street program will donate another \$100 for a total of \$250 donated from the different entities that we're attached to to buy toys and bicycles and things like that for Project Santa Claus.

Mr. Higuera agreed Stephanie was the model for volunteerism. She maintained the sidewalk gallery herself. She cleaned all the benches too.

Chairman Miller didn't think her volunteer time could be put into dollars.

No public comment.

Motion Slater/Higuera to support the town donating \$150 to Project Santa Claus in memory of Stephanie Waggoner for her contributions to the town over the years. Motion carried with Vice-Chairwoman Jones absent.

9.  **For Possible Action: Discussion on town staff merit system for fiscal year 2017-2018 while using the existing evaluation software Performance Management Plus (PMP) system and revising the merit score scale in which merits are offered to town staff while under this review process; with public comment prior to board action.**

Mr. Dallaire reviewed the county is going to Neogov. They are estimating August. We have a month where we have two reviews due. The county has a scale factor of three for the merits. The county is giving all the employees a two percent COLA increase. The county's scale is quite a bit different than what we have evaluated our staff on in the past. Minden and Gardnerville have a higher scale than Douglas County. I am hoping to delay the two reviews to use the new software. I don't want to evaluate two employees under the old system. They are supposed to start in August with the new system. We will have three or four staff by September to be evaluated under PMP and the rest under Neogov. If it will be September or October before Neogov is actually up and running then we will continue with the old software. I don't want to delay staff's reviews two or three months. So we will have three, possibly four staff that would be evaluated under PMP and then the rest would be evaluated under Neogov. I am hoping HR is on track and Neogov is what we will have released in August. I don't know what the scoring system will be. This is the revised scoring system for the current PMP program using the three percent scale, which is what we talked about during the budget cycle. So a two percent COLA in July and then a three percent merit possible. The merit is supposed to be three percent for the next five years. In the meantime I have to have something moving forward and want you to approve the PMP. This is just covering the bases if the new system does not happen.

No public comment.

Motion Higuera/Slater to approve town staff merit system fiscal year 2017/2018 using the existing evaluation software Performance Management Plus (PMP) system and revising the merit score scale in which merits are offered to town staff while under this review process. Motion carried with Vice-Chairwoman Jones absent.

(10 minute break)

10.  **Not For Possible Action: Discussion on the Town Attorney's Monthly Report of activities for June 2017.**

Mrs. Yturbide reported she reviewed the agenda and did some work related to reviewing the sinkhole. I haven't given this to Tom yet, but I have a draft of the acquisition agreement for the right-of-way at Douglas and Mill. I spoke briefly with Doug Ritchie about the right-of-way and we will have to dedicate it to the county. I have some paperwork for you to look over. The rest of the time was just board meetings and communication with staff.

11.  **Not For Possible Action: Discussion on the Town Manager's Monthly Report of activities for June 2017.**

Mr. Dallaire reported on KFC. I wanted to know if any of the board members have any problems with the KFC modifications.

Chairman Miller had a discussion on this. It's all about visibility, but it's all hidden by trees.

Mr. Dallaire thought it looks just like a box. The other thing was the Carson Valley Wayfinding. The Visitor's Authority received a grant when AJ was here to do the wayfinding signage. This is what they are proposing to do. I didn't know if you were okay with this. It shows the locations of what they are trying to point people to.

Mrs. Slater has one question. Going one direction there is an indication for Heritage Park but not in the opposite direction. It's the locator for Heritage Park. I think it should be indicated in both directions.

Mr. Dallaire agreed it should be indicated in both directions. The signs are the same as Carson City.

Mrs. Slater likes the signage addition and the decoration motif they used.

Chairman Miller asked if this is a phone app?

Mr. Dallaire answered no. The new website map that Carson Valley Visitors Authority has done is available. They received a contract to do just the signage plan. Downtown Genoa, Minden and Gardnerville they will do the mountains and more consistent signage to point people to places. We could do our own signs too.

Mrs. Slater mentioned there are two Main Street Gardnerville signs and no Town of Gardnerville. It just seems awkward.

Mr. Dallaire will make the comments and get it to them. The signs start in Topaz. They don't have funding for the actual signs yet. I was working on the application. Anderson didn't get the contracts done before Jeremy went on vacation. I have copies of plans for submitting the yard improvements to the county to get that out to bid. The engineer's estimate is coming out quite a bit higher. Maybe see if we can get some prices and cut some things off. At least we can get the wall up and concrete. Then I need to get the Martin Slough amenities done. The river is finally receding. The tree is now out of water. The end of the month I have a high adventure and family reunion. We need to get the packet out early.

Chairman Miller and Tom met with an attorney from Chase International Bank. Chase has or is going to buy the Westerner motel. They want to go in between the two markets. When it comes before us there are a few quirks we need to discuss. But just to let you know they are coming into town. They said they had requests from a lot of customers in this area. Last Tuesday I went to a Rotary dinner and had the occasion to talk to Janet Geary, publisher for Nevada Magazine. She is going to be down here on the wine walk in July with a photographer to take pictures. They will do a feature article for the September issue. I gave her contact information to Debi.

Mr. Higuera noticed there wasn't an item on the agenda for Main Street.

2nd PUBLIC INTEREST COMMENTS period (No action will be taken)

Mr. Higuera reported Main Street has a new board member Kim Sperry. She was attracted to Main Street by the wine walk. She lives in the Ranchos but they are trying to figure out where they want to live permanently. She is enthusiastic and wants to get involved. We have lost a few members here and there. Terry LaPlant is also on the committee. We will need another board member and possibly one more. They are considering moving it to a seven member board because they are having trouble with quorums. They are making a Main Street video with a drone. They got a deal with Meredith Fischer to do the video. They will put it on the website and do presentations. It will be a drone's eye view. Thirsty Third Thursday, they are thinking about changing the name. A place called Hennessy's in Las Vegas has registered the name (Thirsty Third Thursday) since they didn't renew it. All that means is if they want to have us cease and desist they can do that. It doesn't seem like they enforce that. I don't know if it is a problem or not. Election of officers Linda is staying on and she will be the president. Vice is now Katrina Rowe. Meredith was the interim treasurer, now the treasurer. The secretary was Suzanne Carreau, and it was too much for her. They discussed it and what they have decided is to drop the secretary as an officer. They would have a recording secretary. Somebody, not a member of the board, a person or volunteer would come in and do the minutes. They will be pursuing that. Let me know if you want any more information.

Chairman Miller went to a concert that had three food trucks. My idea is to bring that type of thing to one wine walk a year.

Mr. Higuera thought it ties into Debbi's ideas.

Meeting adjourned at 6:35 p.m.



Ken Miller, Chairman



Tom Dallaire, Town Manager