



## GARDNERVILLE TOWN BOARD

### Meeting Minutes

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, October 2, 2018

4:30 p.m.

Gardnerville Town Hall

 **INVOCATION – Eddie Sims, Associate Pastor at Valley Christian Fellowship**

4:30 P.M. Chairman Jones called the meeting to order and made the determination a quorum is present.

 **PLEDGE OF ALLEGIANCE – Board Member Miller 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.

Mr. Jerry Turner is concerned about our kids, grandkids and great-grandkids' future. I donated two books to Gardnerville for the American people you serve. Tom has the books. Mr. Turner explained the material in the books. The books are Pawns in the Game by William Geicar, Behold a Pale Horse, page 267-330 by William Cooper and Behind the Green Mask UN Agenda 21, the United Nations Agenda for the 21<sup>st</sup> Century by Rosa Koire. Mr. Turner read information from these books.

No further 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/Miller to approve the agenda.**

No public comment.

**Upon call for the vote, motion carried unanimously.**

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

**A. September 4, 2018 Regular Board meeting; with public comment prior to Board action.**

**Motion Slater/Wenner to approve the minutes.**

No public comment.

**Upon call for the vote, motion carried.**

### **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 September 2018 claims.**  
Approved.
4. **For Possible Action: Retroactively approve a Gardnerville Special Event Application for the Annual**

**Austin's House Poker Run Fundraiser scheduled for September 22, 2018 from 8:00 – 5:00 p.m. in Heritage Park.**

**Approved.**

5. **For Possible Action: Approve Resolution 2018R-01, a continuing resolution by the Gardnerville Town Board adopting policy regarding opening invocations before meetings of the Town Board of Gardnerville.**  
**Approved.**

6. **For Possible Action: Approve the Southwest Gas agreement for the Kingslane project and authorize the town manager to sign the agreement.**  
**Approved.**

7. **For Possible Action: Approve a Gardnerville Special Event Application for the Main Street Fall Fest fundraiser by Main Street Gardnerville scheduled for October 6, 2018, 7:00 a.m. to 5:00 p.m. in Heritage Park.**  
**Approved.**

**Motion Higuera/Slater to approve the consent calendar.**

No public comment.

**Motion carried unanimously.**

#### **ADMINISTRATIVE AGENDA**

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

8.  **For Possible Action: Discussion to approve, approve with modifications or deny a request by Martin & Ludimilla Stahl for design review for Main Street Apartments, a 15-unit apartment complex, and a 8,326 square foot commercial building. The parcel that is the subject of the application is located on a 1.66-acre parcel located north of Kingslane, west of US Highway 395 (APN 1220-04-101-029); with public comment prior to board action.**

Mr. Joe Cacioppo of Resource Concepts, representing Martin Stahl, went over the project for the benefit of those present. Mr. Dallaire provided the staff report a few minutes ago. I haven't been through it all yet, but what I'm seeing doesn't look like anything we can't work with.

Chairman Jones asked about the traffic flow. Does that allow access from the top end of the S curve to the back of the parcel?

Mr. Dallaire answered it does. If NDOT has any concerns they will let them know.

Chairman Jones would highly recommend to NDOT that they make a right turn lane.

Mr. Cacioppo explained there are two points of ingress/egress. We are proposing a curb modification to the adjacent property to the east. The owner did not want residents making a right turn into her property. That modification makes it very inconvenient for someone to make a right-hand turn there. We think we have a solution that will minimize any impact to her property.

Mr. Miller commented this site has been an eyesore for the last two years. We have written letters to get it cleaned up and it has not been done. We would not like that to continue. It is a fire hazard.

Mr. Stahl would not be opposed to a maintenance agreement for the storm drain and landscaping.

Ms. Lynn Cauley believed the issue with the ingress/egress to my property has been resolved. My concern is we understand that coming out of the ingress/egress and turning left is taking your life in your hands. Going out the drive thru it's safer. My concern is that the tenants will realize that and it will be a thoroughfare. They are going to try to create a scenario where they can't easily turn into my driveway and go out that exit. Hopefully they will use the other exit.

Ms. Wenner asked if they would be able to make a left.

Mr. Cacioppo hasn't gotten that far yet. My suggestion would be we wouldn't be opposed to having a sign that says right-turn only.

Mr. Stahl felt it would be safer for the tenants and for everyone on 395. I don't want to create a problem with accidents on the curve.

Mr. Miller is concerned with the elementary school. It's up to you to teach the tenants and their children to use the crosswalks.

Mr. Stahl will put some signage up to state that.

Mr. Dallaire went over the trash enclosures, storm drain and flooding, cleaning the ditch and elevations, adding other materials, windows or gables to break up the long expanse.

Chairman Jones felt the colors should be complimentary with Lynn Cauley's building. Are you finishing the interior of the commercial building or leaving it for the tenants?

Mr. Stahl is going with tenant improvements.

Mr. Dallaire has the recommendations at the end. I added a fence in between to the conditions and the maintenance plan for the storm drain and landscaping.

Mr. Stahl will be replacing the complete fencing around the property.

Chairman Jones called for public comment.

Mr. Russell Byington, president Gallepe Land & Livestock is concerned this project will affect the water source I use to irrigate my ranch. If that pipe is moved to the southeast it will start to cover up more of the ditch. The ditch is already in bad repair and needs to be cleaned. The town uses the Martin Slough for flood control for the town. This is a major area that feeds into the ditch. The other thing I am worried about is trash from the apartments. We would like that as a consideration. I have no problem with cleaning the ditch but I have no way to get into it. The conveyance board is starting to re-implement the easements so the ranchers can access the ditches and do the work they need to do.

Vice-Chairman Slater asked Mr. Byington to work with Mr. Dallaire on a solution that will benefit everyone.

Mr. Stahl has no objection to an easement for cleaning of the ditch.

Chairman Jones asked that one of the conditions be an access easement to maintain the open ditch.

Mr. Dallaire is doing an analysis on the S curve. We are modeling a larger pipe to handle some of the flood waters to get into the channel.

Mr. Byington asked for a copy of the staff report.

No further public comment.

Chairman Jones asked the record to reflect Barbara Byington is present.

**Motion Higuera/Slater to approve the request by Martin and Ludimilla Stahl for a design review for Main Street Apartments, a 15 unit apartment complex and an 8,326 square foot commercial building. The parcel that is the subject of this application is located on a 1.66 acre parcel located north of Kingslane, west of Highway 395, APN 1220-04-101-029. This would be subject to conditions of the staff report and to also include easements. Motion carried unanimously.**

9.  **For Possible Action:** Discussion to approve, approve with modifications or deny, a request by BP holdings for design review for a 4,071 square foot commercial building, with restricted gaming, on 0.9 acres of a 5.46-acre parcel, including a minor variance to allow an from 51 to 47 (8 percent) reduction in

**required parking. The subject parcel is located north of Charlotte Drive, west of Larson Way, and south of the Walmart parking lot on a portion of APN 1220-10-511-001; with public comment prior to board action.**

Karen Downs, Manhard Consulting, gave a power point presentation on the project.

Ms. Wenner has no problem with the parking variance.

Chairman Jones is concerned about the type of business. Can we ask for security enhancements? The small taverns with nothing but gaming are where we get a hot sink of drug and alcohol crimes. I am concerned it can attract the type of people and activity that we don't want to attract. Can we ask for enhancements in the landscaping and lighting?

Ms. Downs believed it is a fairly open site. We can certainly look at lighting. Maybe we can make it appear like it's not the back of the building or hidden.

Chairman Jones shared the Dotties in Lake Tahoe is a problem. I understand the zoning. But I would like to see what we could do to mitigate those effects.

Mr. Mason could make sure the project is reviewed by the sheriff to see if they want to add any conditions. I will make it a point the sheriff reviews the application.

Vice-Chairman Slater asked about the added options in the report. With just the one peak at the end it looks bare.

Mr. Dallaire has asked to make it larger and put it on the front corner to make it look like the building. We talked about making the building look like it fronts Larson and Charlotte but the entrance is in the back of the parking lot.

Ms. Wenner believes if there is alcohol the sheriff has to do the review anyway.

Mr. Dallaire had one other concern with the trash enclosure being across the parking lot. I would rather not rip up the parking lot with the trash truck. We would lose three parking spots all together if we moved the enclosure. This would be closer for the employees in the building. Our staff would just drive straight through.

No public comment.

**Motion Miller/Higuera to approve the request by BP Holdings for a design review of a 4,071 square foot commercial building, restricted gaming on .09 acres of a 5.46 parcel, including minor variance to allow a 51 to 47 reduction in required parking. The subject parcel located on Charlotte Drive/West Larson Way, south of the Wal Mart parking lot, a portion of APN 1220-10-511-001 subject to review by the sheriff's department for safety issues and proper enforcement and also subject to the staff report. Motion carried unanimously.**

Mr. Dallaire added Wal Mart has all the down lighting. They are proposing similar lighting. The lighting plan isn't required at the design review, but it is required at the SIP permit stage.

Chairman Jones' yes vote was very reluctant and only because of the way the motion was worded.

10.  **For Possible Action: Discussion to approve Resolution 2018R-049 augmenting the Town of Gardnerville FY 18/19 budget with public comment prior to board action.**

Chairman Jones pointed out there were new materials given before the board meeting. It was explained the difference is the way the payments were applied either to last year or this year's budget. This reduced the amount of the augment at the end of the year.

No public comment.

**Motion Slater/Higuera to approve Resolution 2018R-049 augmenting the Town of Gardnerville fiscal year 18/19 budget. Motion carried unanimously.**

11.  **For Possible Action: Discussion to approve, approve with modifications or deny the updated town building use policy 16.22; with public comment prior to board action.**

Mr. Dallaire reviewed there were some comments made at a previous meeting on the policy and those revisions were made. We have an HOA that is interested in using the building.

Mr. Miller believed an HOA should already have an insurance policy.

Ms. Wenner suggested when someone receives the keys they also get a copy of the building use policy so they know what the rules are.

Attorney Yturbide asked that the application put in an acknowledgement they received the policy.

Mr. Dallaire advised the staff would inspect the building the same way they do the park after usage and then we can do a refund of the deposit.

Mr. Miller asked if once we have charging stations are we going to have signage “electric cars only”.

Mr. Dallaire has a meeting with the charging station people next week. The charging station will go in when we do the awning. We are planning on putting the DG down and then we have some polymer that will bind the DG together so it will make a hard surface.

No public comment.

**Motion Higuera/Wenner to approve the updated town building use policy 16.22. Motion carried.unanimously.**

12.  **Not for Possible Action: Discussion on the Town Attorney’s Monthly Report of activities for September 2018.**

Attorney Yturbide reported wrapping up the work on the Borda easement and abandonment. There was some difficulty getting the 20-30 certificate of insurance on the jail, but we have it now. We are working on the trash truck that is out of service and discussing the ability to access the warranty with Alliance. We are in that process right now. Geoff gave me a variety of documents that I will send to them. We had Chichester POA who followed up on the comments at the last meeting about the town lots and whether we would support removing them from their association. We responded to their correspondence and it seems to be a positive response that came back. We were working on the Southwest Gas contract, Kingslane improvements on Hwy 395. I worked on the invocation resolution, reviewed October agenda and prepared and responded to other staff inquiries and attended the meeting.

13.  **Not For Possible Action: Discussion on the Town Manager’s Monthly Report of activities for September 2018.**

Mr. Dallaire gave the Board a breakdown of Minden and Gardnerville based on the land uses. We have 4% vacant land. These are in the Plan for Prosperity. I will do a chart in our annual report similar to what we did with the master plan land use. I need to get the health and sanitation rate study done. The Nevada League of Cities had a good conference. Met the manager of Winnemucca and one of her board members. Robert Stiles letter is in here. The HOA is going door to door to get the votes they need to get those parcels out of the HOA. I have reached out to the parcel owner of the Slaughterhouse property. It is part of a land portfolio. The adjacent parcel is looking at doing apartments or townhomes. They are looking at acquiring the Slaughterhouse property and dedicating the rest of the floodway to the town. I submitted that site for an environmental phase 1 through Brownsfield, free through NNDA. NDEP is providing converse consultants to do an environmental phase 1 analysis of the lots. There is a lot of evidence of bear in that area. The gas station will hopefully be done tomorrow. The light fixtures are in. The bathroom locks need adjusting. We ordered tables and chairs. The TV’s are up. The gas pump is in there.

Vice-Chairman Slater would recommend a security system.

Mr. Dallaire stated it did not get included on the plans. Once we get done with the construction we can add that.

Mr. Miller suggested having the town board meetings over in that facility once it is completed. I think it's a better for seating and a more open concept. You're not in an office building. It would be more open to the public.

Attorney Yturbide asked if there are recording devices there.

Mr. Dallaire has a call in to Alex to see if that is being installed. It was supposed to be part of the original project. One of the screens is for information and the other is for the display. We can run it that way or the smart screen can run by itself. We did meet with the owners of the bars about the alleyway. They are supportive of what Main Street has for a plan. We will come up with some concepts and get back on the DA to see if that can be turned over to us. Once we have a plan the owners will decide if they want to own or not own the alley. We have started that process and Main Street has gotten involved.

14.  **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.**

Ms. Wenner reported on the Arts Council. The Sextones are playing October 5<sup>th</sup> at CVIC. They had a report on "Cashed Out." They had a full crowd. There were 245 attendees. They did have some people upset about not having chairs the first hour. They lost 2/3 of people after the first hour because there was no place to sit. The citizens' brown bag lunch for the strategic plan is October 10 and 11. One meeting is at Kahle and the other is at the Community Center. They will be handing out meetings in a box where you go through six different strategic goals and priorities.

Mr. Higuera reported Main Street had a very successful final wine walk. They had 328 people and made \$5428. That compares to last year when it was raining. The weather was on our side this time. After the wine walk they had their 10 year celebration in Heritage Park. They estimated 123 people were there and 97 more were in and out. A total of about 220 people. They have their fall fest event this weekend: coffin races, stretcher races and a marketplace for local businesses, Heritage Park Gardens Harvest Fest is having a pumpkin raffle, honey teaching beehive, scavenger hunt, critters in the corn, sachet bags, ghost pops, pumpkin rocks, leave your mark, garden tips and chess and checkers. The scarecrow festival is now combined with this too. And they are having a blood drive.

Mr. Miller asked that Main Street review their policy about wine walks as far as having vendors under the age of 21. I was told by Debby that this has occurred every wine walk. I don't feel this is the best venue for people underage to sell something.

Mr. Higuera will pass that on to Linda.

Vice-Chairman Slater reported on the Nevada League of Cities conference. Our conference president, Jerry Schroeder, spoke to the top issues that are facing all the 17 counties. I attended the transportation work session that updated everyone on the east-west connector. We all need to have a contact person within the state. Even they admit there is major confusion when you are trying to deal with entities within their organization. Our contact is Lee Bonner. He will assist you by finding out where you are in the process and walk you to the next contact to start the second step. Make sure you have his number handy. The RTC gave an update for Reno. Only electric buses will be purchased in the future. The north-south connector is a significant factor in the traffic reduction on I80 East since it was open. Attended a session on local homeless problems; toured the new boys and girls club and we were treated to a Basque catered dinner and dance.

Chairman Jones reported on the Community Foundation of Douglas County. We are continuing to meet every other month. It did receive its initial donation. We have the principal invested. The idea being we would grow the principal investment and grant out the income over a time to needs specific to geography of Douglas County. We are considering to pursuing other principal investments. It's a good kickoff considering we are only three months old.

Mr. Miller reported Welcome All Veterans Everywhere will have a dedication at noon on Saturday in front of the old courthouse. There will be seating for 200 people. The ceremony will last approximately an hour and a half. There are 102 bricks sold, 89 installed in front of the monument. The construction of the base took exactly three weeks with landscaping. The monument was all built with donations that WAVE received or Tax On Tourists money. It was not tax dollars. Also I attended the critical issues conference. They did an interview with Chris Bently, who is a very

interesting man. I also attended the Chamber of Commerce luncheon. There was a presentation by Jack Jacobs on agrihoods. For agrihoods to come about, it will take a big change in the master plan. Mr. Jacobs is proposing the ranches have housing around for people to live in and part of the crops and food will be provided by the ranch itself. It would be a joint venture.



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

Mr. Jerry Turner read from the books Fruit from a Poisonous Tree, by Melvin Stamper; The Conspirator's Hierarchy, the Story of the Committee of 300 by Dr. Coffman. In the original Declaration of Independence it is your duty to replace radical government. We are not a democracy. We are a republic. To know the evils in our society read Now Tell Me I was Wrong by Tom Dewese. Watch the You Tube videos: JFK, the speech that killed him; Agenda 21 explained full version;. Bon versus United States Incorporation Know That You are Liable; The Secret Behind Secret Societies. 1992 Mikhail told us they will take over the United States and not fire a shot. Stalin made the statement about ignorant pawns, our useful idiots. Read the books Pawns in a Game and Behind the Green Mask Agenda 21.

Adjourned at 6:38 p.m.

Respectfully Submitted,



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Cassandra Jones, Chairman



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Tom Dallaire, Town Manager