



GARDNERVILLE TOWN BOARD

Meeting Minutes

June 1, 2010

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

PRESENT:

Michael W. Philips, Sr., Vice Chairman
Jerry Smith
Robin Bernhard
Paul A. Lindsay

Steve Handelin, Town Counsel
Tom Dallaire, Acting Town Manager
Jeff Summers, Maintenance Supervisor
Paula Lochridge, Main Street Gardnerville Manager
Carol Louthan, Office Manager Sr,

Absent:

Thomas J. Cook, Chairman

Vice Chairman Philips called the meeting to order and made the determination a quorum was present.

PLEDGE OF ALLEGIANCE – Robin Bernhard

APPROVAL OF AGENDA

The Gardnerville Town Board reserves the right to take items in a different order to accomplish business in the most efficient manner.

Motion Bernhard/Smith to approve the agenda as written. Motion carried with Chairman Cook absent.

APPROVAL OF PREVIOUS MINUTES: April 12, 2010

Motion Smith/Lindsay to approve the April 12, 2010 special meeting minutes. Motion carried with Chairman Cook absent.

May 4, 2010

Motion Smith/Lindsay to approve with minutes of May 4, 2010. Motion carried with Chairman Cook absent.

PUBLIC INTEREST COMMENTS (No Action)

No public comment.

CONSENT CALENDAR

Items appearing on the Consent Calendar are items that may be adopted with one motion and without 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.

Motion to approve the Consent Calendar

1. Correspondence
Read and noted
2. Health and Sanitation Department Monthly Report
Accepted
3. Approve May 2010 claims
Approved
4. Approve budget augmentation/transfers
Pulled from consent calendar
5. Accept Lorraine Felix resignation from the Main Street Gardnerville Board of Directors
Accepted

Motion Smith/Bernhard to approve the consent calendar and pull item 4 off the consent calendar. Motion carried with Chairman Cook absent.

ADMINISTRATIVE AGENDA

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

Budget Augmentation and transfers.

Mr. Dallaire went over the augmentation request.

Motion Lindsay/Bernhard to approve Resolution 2010R-048 augmenting the Town of Gardnerville 2009-2010 fiscal year budget in the amount of \$6,493. Motion carried with Chairman Cook absent.

6. Discussion and possible action for approval or denial of renewal proposal from the Nevada Public Agency Insurance Pool (POOL) and approval for payment from fiscal year 2010-2011 funds. Appearance by Bruce Hollander and POOL/PACT representative

Mr. Hollander with Warren Reed and Ann Wizwell with Nevada Public Agency Insurance Pool/Pact. The renewal for the Pool proposal along with a summary of the insurance coverages itemizing all the buildings and vehicles etc. This year the premium is \$23,456.39, including the Warren Reed administration fee compared to \$22,486. That is about a 4.3% increase. The property coverages have shown an increase of 3 percent to keep pace with construction costs. This is not just an insurance program. It includes a lot of other services through the POOL.

Ann Wizwell gave an overview of POOL/PACT and some of the services and products they provide.

No public comment.

Motion Smith/Lindsay to accept the insurance renewal proposal from the Nevada Public Agency Insurance Pool (POOL) and approve payment from fiscal year 2010/2011 funds. Motion carried with Chairman Cook absent.

7. Discussion and Direction to Town staff as to the involvement and participation in Nevada Territory Wild West Fair, August 25-29, 2010, Reno Livestock Events Center, Reno, Nevada, with the Town of Minden, Douglas County and Chamber of Commerce in the fair event. Appearance by Rich Crombie, Executive Director, Nevada Territory Wild West Fair

Mr. Dallaire introduced Rich Crombie. Trying to get together to do a combined booth at the fair with Douglas County, Town of Minden and Town of Genoa.

Mr. Crombie gave a presentation on the rebranding and re-identification of the Nevada State Fair. It will be the Nevada Territory Wild West Fair. He is on a statewide campaign to get everybody involved. You are formally invited to the Fair and have representation there. The website is up and running. He hopes they will show up.

No public comment.

Mr. Lindsay asked Mr. Dallaire to keep working with Douglas County.

Mr. Dallaire stated the committee's plan was to do a display and have the Towns, the County and the Chamber each take a day during the week of the event. The plan was also to get Paula involved and maybe the local businesses and do a coupon. The Chamber was going to work on some packages from CVI.

The Board agreed Tom should continue working on this.

8. Discussion and possible action on a Zoning Text Amendment (ref. DA 09-088), initiated by the Community Development Department, amending Douglas County Code Title 20 to require the Planning Commission to forward a recommendation to the Board of Commissioners when a special use permit or variance is associated with an application that requires a hearing by the Board of Commissioners, including but not limited to a request for an overlay district, or a decision is appealed, in chapters 20.604, *Special use permits*, and 20.606, *Variances*; and amendments to the specific standards, findings, and requirements for the establishment of a gaming district overlay, including clarifying that all applications necessary for a gaming district overlay and gaming establishment are combined and requiring no less than 100 guest rooms with new gaming district overlays in chapter 20.685, *Gaming District (GD) Overlay*, and Title 5, section 5.04.030, *License--Refusal to grant*, and Appendix A to Title 20, *Definitions*, and other properly related matters

Brandy Mc Mann with Douglas County Planning gave a presentation. They are proposing the 100 guest room requirement.

Vice-Chairman Philips believed at the time this was before the Board, one of the biggest objections was the percentage of rooms filled. The highest rate was 53 percent of available rooms used. Why would they want to build more when they can't even fill the ones they have when times are good.

Ms. McMann is here to bring this forward because she is looking for feedback. With regard to the process, the new changes have combined all the applications, one fee, and added finding 16. If the Town Board does not support the guest room requirement she recommends the Board approve the requirement with the removal of finding 16. Or another idea is they could require a guest room requirement below 100, but require other amenities such as restaurants, conference space, consistent with the purpose of the tourist commercial gaming district overlay zoning district. She is here to take notes and get recommendations. It is hard because she just sent out the letter last week to the business community.

Mr. Lindsay asked if besides the process being lumped into one, if they approve the ordinance but remove finding 16, how is it different than what it is today.

Ms. McMann explained it would just be an easier process. They are basing this off of Carson City and the discussion that took place the last time. She is looking for direction from the Towns and the community.

Mr. Smith doesn't want to see them become so lax because of economy to change the ways of life and let big establishments come in because they can do it.

Mr. Dallaire added without allowing the smaller casinos it keeps more business with what exists today.

Vice-Chairman Philips doesn't want to hurt the businesses that are here now.

Ms. McMann exempted out the existing casinos.

Mr. Dallaire has the spreadsheet from the comptroller's office. April was 54 percent for the valley hotel rooms.

Public comment.

Mr. Ron Terrell, chief financial officer for Holder Hospitality and the manager and controller for Sharkey's. There are a lot of casinos in this state that are in serious financial difficulties. In order to keep a property like Sharkey's going and alive the Lions Club, Masons, Sertoma, Soroptomist, Kiwanis clubs all meet at Sharkey's and they don't charge to meet there. Every Monday they have the bridge club. They do charge \$25 for each meeting, but allow them to bring their own food. Opening the smaller casinos, they might seriously put him out of business. As far as the 100 hotel rooms she could cut it back to 50 and it would still work. It would make someone put an investment into the community. What you don't want is a fly by night operator come into town put 30 slot machines in and go out of business in a year. Then you have a boarded up buildings. Selfishly he would like to see this approved with 100 hotel rooms. He supports the issue and the 100 hotel rooms. 50 rooms would help.

Mr. Bill Henderson, Carson Valley Inn, agreed it's very easy to make very little investment and open a slot shop. You made the comment about the occupancy report. We agree if you want to have a non-restricted gaming license, we want people to that are going to have employment with volume, not only in pay, but the number of people employed. They are in favor of this change.

No further public comment.

Motion Bernhard/Lindsay to recommend approval of a Zoning Text Amendment DA09-088 initiated by the Douglas County Community Development Department amending Douglas County Code Title 20 specifically regarding establishment of a gaming district overlay. Motion carried with Chairman Cook absent.

9. Discussion and possible action on the Town Attorney's Monthly Report of activities for May 2010

Mr. Handelin met with representatives from the Town of Genoa, Minden, Douglas County Parks and Rec, Tom and Paula regarding the volunteer policy. Cheryl Gonzales from Genoa has taken the lead on commenting on it. The plan of attack is to provide a unified front for the draft policy to get it more realistic.

Mr. Dallaire stated this policy is being proposed by Darcy Worms in Human Resources. Every volunteer was going to

end up being fingerprinted and background check run in order to volunteer. So they are putting together a committee with the towns. Minden doesn't have a lot of volunteers. The Recreation Department has volunteers and they run background checks because they deal with kids. They would like some sort of volunteer levels. They found a policy in the City of Reno that they are using as the template and massaging that a little. They just got the attachments and Paula and he will review those and come up with another solution. Cheryl has prepared a document that Roger has redlined and he redlined. She will be getting that to Steve once it is all final. Douglas County wants some protections between the volunteers and Douglas County. They separated them into three categories: drop in, continuous and group and group drop in. They haven't presented it to HR yet.

Mr. Handelin sent out an email about the community garden. He is in the early stages of researching what they need. It is definitely feasible with limited risk on the Town and Main Street's part. Continue to monitor the ongoing battle with Chichester Estates. He will go over that later.

10. Discussion and possible action on the Town Maintenance Supervisor's Monthly Report of activities for May 2010

Mr. Summers reported they have been doing a lot of work on Toler. They are watering and mowing. They hauled almost 6,000 pounds of debris. They still have some trees that are lifting sidewalks. If they were just trimming they could haul it to Bently, but there is so much trash they have to go take it to Douglas Disposal. Costco donated some plants and they have been planted. The plants will grow out of their present state. They have to water, but hopefully most of them will survive.

Mr. Dallaire is hoping the plants will qualify for the grant and they will get some money back. They plan on getting Paula's kiosk up. The other seasonal starts on Monday.

11. Discussion and possible action on the Main Street Program Manager's Monthly Report of activities for May 2010

Mrs. Lochridge has been certified with the Excellence in Nonprofit Management Institute through the UNR studies. It was the end of April she took those courses, then went to the Main Street Conference in Oklahoma City. The one thing that kept coming up is how big social media is. There are some new networks she hasn't even heard of. She has submitted four grant applications to the Nevada Commission on Tourism and one to USDA Rural. Those would cover things such as brochures, website upgrades and design, conference and trade shows and advertising. The community garden project Steve touched on. The living flag they started at Toler. It should be completed within the next week or so. The one they wanted to talk about is the Lions Club had expressed interest on sponsoring three living flags. The one at Toler another location they would like to do is in Heritage Park. The location they want to consider is right on the corner of Gilman and Ezell. It would be the same size as the one that is going in on Toler.

Vice-Chairman Philips suggested working with the Town Manager and Maintenance Foreman on that. They are okay with the location.

Mr. Lindsay would not want to move the sprinklers. If they have to move them they need to find another location.

Ms. Lochridge continued Thirsty Third Thursday they had just under 300 people participate. The event for July 17 is coming along. Big Daddy's is sponsoring the bike event. They have the band "7 Days Gone" to play at the event. Centerfield and Café Garasol are participating as vendors. They are working with Capital Beverage on the beer, soda and water. They will have games and a 50-50 raffle.

12. Discussion and possible action to approve the annual update of the Capital Improvements Program, including an overview of recommended projects and expenditures involving drainage, streets, parks and open spaces, and trails

Mr. Dallaire went over this last month but didn't specifically have it approved. This is basically the same spreadsheet they saw during budget. They are hoping to get the Q1 going. He has a preliminary appraisal report available. They are trying to meet with Kevin Hill from the State. He has sent him the preliminary report. Time is running out. They have the value just over a million. It is a matter of getting a hold of Kevin and hopefully they can do that this week. Then he will talk to Edith Hellwinkle and see if she gives the go ahead on it. Next year this is what the projects will be: Chichester streets are falling apart. Overlays were recommended by JWA previously for this coming year. He didn't see the need for it. The roads don't have that high of use. In 2014 or 15 hoping to get all the roads analyzed and plugged into Micropaver and let it come up with the plan. There are a lot of unfunded projects. They do have a trash truck on 2011-2012. Hoping we'll have

enough money for that. They have a couple options. That fund is hurting. They need to look at raising rates. It won't take much to deplete the whole fund.

No public comment.

Motion Smith/Bernhard to approve the 5 year update to the CIP based on the discussion and direction at this meeting. Motion carried with Chairman Cook absent.

13. Discussion and possible action on the Acting Town Manager/ Engineer's Report of activities for May 2010

Mr. Dallaire had Leadership Douglas County the middle of the month. Few problems they had ad as far as trash pickups and people not wanting to pay their bills. He couldn't find a direct policy on the overloads. We talked with the guys and any time we charge an overload we need a picture. Purchased two cameras for the trucks. Probably see something on the H & S next month. He has been trying to get rolling with the Q1.

Adjourn to closed session

14. Closed session in accordance with NRS 241.015 to receive information from Town Counsel regarding potential or existing litigation involving a matter over which the Town Board has supervision, control, jurisdiction, or advisory power

Motion Bernhard/Smith to adjourn to closed session. Motion carried with Chairman Cook absent.

Reconvene in open session

15. Discussion and possible action on direction to staff based on the information discussed during closed session

Motion Bernhard/Smith to adjourn to open session. Motion carried with Chairman Cook absent.

No action taken.

Motion Smith/Bernhard to adjourn at 6:54 p.m. Motion carried with Chairman Cook absent.

Respectfully Submitted,

Mike Philips
Vice-Chairman

Tom Dallaire
Clerk to the Board