



Minutes of the Special Meeting of the Minden Town Board held at 7:00 a.m. on Friday, September 17, 2010, at the Town Board and Manager's Office, CVIC Hall Annex, 1604 Esmeralda Avenue, Suite 201, Minden, Nevada.

Board Present: Bob Hadfield, John Stephans, Ross Chichester, Steve Thaler, Dave Sheets

Staff Present: Bruce Scott, George Keele, Roger Van Alyne

Public Present: Bev Giannopoulos, Bill Souligny

PRELIMINARY MATTERS AND PUBLIC INTEREST COMMENTS

1. Meeting was called to order by Chairman Hadfield, 7:17 a.m.
2. Pledge of allegiance was led by Mr. Hadfield.
3. Thaler/Chichester moved for approval of agenda as published. Motion carried unanimously.
4. There was no public comment.

ADMINISTRATIVE AGENDA

5. **Discussion and possible action to Examine, Award, Continue, or Reject Bid for the Transmission Main Materials for the Buckeye Road (Heybourne Road to Virginia Ditch) Water Line Project to the lowest responsive and responsible bidder. Staff recommends award of the contract, alternatives 1 and 2, to Western Nevada Supply, in the amount of \$637,110. If approved, authorize Chairman to execute Agreement for same. Appearance by Town Engineer.**

Bruce Scott stated that we have good bids and referenced the bid tabulation in the agenda packet. We had given two alternatives in the bid; they could either bid ductile iron or PVC. PVC was the lower cost this time, and we're fine with that because this pipe will tend to be in ground water, and it is equal quality pipe and in this case less expensive. It's a good pipe, it's equal, and in this case it's cheaper. We're recommending that Western Nevada Supply be awarded the bid, which would be items 3 – 10, plus alternative 1 & 2. There is a 2% discount if we pay in 15 days; in this case this is worth over \$12,500. This is the same situation as we have with the current pipe contract with Ferguson. We will take advantage of these discounts, continuing to work with the Comptroller's office to get the payment checks cut quickly.

No Board comment or questions.

Public Comment:

Bev Giannopoulos asked if the lifelines of the ductile and PVC are the same? Bruce answered that yes, they both have long histories of success so they are comparable. Bev then asked about the levels of bacteria accumulation in the line, one versus the other?

Bruce is not aware of either one having a problem inside. The plastic is smoother inside, but the ductile iron is not known for any bacterial issues, so they are both good quality water pip material.

Motion: Chichester made the motion. Sheets seconded. No discussion.

6. Discussion and possible action to Approve, Approve with Conditions, Continue, or Deny a request from Q&D Construction for a change order to the preconstruction agreement for the reactions and shop drawings for the Pre-Engineered Metal Building portion of the Buckeye Maintenance Facility. Appearance by Town Manager and Town Engineer.

Roger said that what we're doing is stepping out of the normal construction manager risk process in order to accelerate construction down the road. It is about a 12 – 16 week lead time to start procuring for engineering metal building. After Board made initial approval of allowing Q&D to solicit for proposals from vendors and then at the last meeting allowed them to move forward, Q&D came back and said they forgot something important—a vehicle to pay supplier for “Reactions and shop drawings.” These are the documents, such as engineering calculations and plans that have to go to the building department for review on a pre-engineered metal building. The shop drawings show the physical connections of the structure; the reactions are the structural calculations that show how it all works so building department can approve. That's what we're paying for here. Initially, we had discussed with Q&D that because this is normally construction services under a construction manager at risk process, perhaps we should figure out how we want to do something related to construction services. They came back with a more simple proposal—let's just set up a change order within the pre-construction services agreement so we can get this process started, and that's what we have here today.

It is a substantial cost when you look at the percentage of the preconstruction agreement which was only \$25,000. All we're doing is paying \$6,000 now for what would have been a part guaranteed maximum price later.

Mr. Stephans said that we're just taking money out of the left pocket and putting into the right pocket? Or is this something we have to watch? Change orders can be expensive. This seems like a major item that slipped over everyone's head and I'm a little concerned.

Mr. Van Alyne said had we thought about it when we asked for approval to approach Miles Construction because they were the best low bidder for us, we would have had in that cover memo and in that action this toupee for these shop drawings and reactions. From an overall change order perspective, this is not what you are normally going to see. With the Construction Manager at Risk process, because of the guaranteed maximum price that we agree to, CM at risk minimizes the chance of change orders dramatically because the contractor and architect are working together. The reason we're doing a change order here is because it would have been cumbersome to try to introduce the construction services agreement at this point in time.

Stephans reiterated his concern, noting that professionals shouldn't have let this slip through the cracks. Roger responded by saying that it wouldn't have slipped through the cracks if we hadn't expedited the process with pre-engineered metal buildings. This cost would have been in the guaranteed maximum price under the construction management services agreement.

No Public Comment.

Sheets moved to approve. Stephans seconded.

INFORMATIONAL ITEM

Mr. Hadfield wanted to include on the record an informational report on his meeting with Mike Pegram and John Stephans. Roger and Bill Henderson were also present. We indicated that we wanted to thank him for the substantial investment that he's made and to ask for his input on his vision of the future—for both Minden and beyond. Bill had met with Gardnerville and discussed the need for Carson Valley to come together and "Think Bigger" to get the towns to work together to get bigger events and attractions to the area. It was a great meeting with lots of information. We need to generate some more excitement down here to draw people down from the Lake and from California. Mike Pegram brought up the idea of an amphitheater as a great way to bring entertainment down here and he is excited about our future.

This concludes the various meetings that Mr. Hadfield has had. The whole purpose was to resolve any unfinished business. With the three board members leaving, he wants to clear the decks and leave no competition or bad feelings, no carry-over from anything this board may have done. Mr. Hadfield did talk to him about the potential he sees for the town as far as geographic boundary lines, etc. and how important it is that we don't stay here as an island. We can't promote this place as an island; we need to look at the bigger picture.

Discussion returned to the amphitheater as well as the available parking. Obviously if parking isn't sufficient for existing events, we're going to have issues.

Mr. Hadfield also mentioned that this is a community of subdivisions, not neighborhoods. Minden isn't Minden. We've got something here that's wonderful, but we don't collectively think of ourselves in this valley as being a single group, which makes it more difficult to promote things.

Mr. Stephans pointed out that people don't say "I live in Minden." They say, "I live in Winhaven, I live in Mackland..." That's what people say. Why don't we say "I live in Minden?" Let's do something to make it a **Minden**. It could be a T-Shirt, a coffee cup, a license plate. Let's do something with six words and one of them has to be Minden. Maybe we could have a contest in the Mailer?

Mr. Hadfield reiterated the need for a close relationship between all the local boards and questioned which group would take the responsibility to market this valley. The problem is it's not rooted from the bottom up; it's from the top down. The community needs to accept responsibility if they want this community to thrive.

Mr. Chichester questioned the role of the Chamber of Commerce, and wondered why we don't see any signs advertising the Carson Valley coming into town, particularly from the south.

Mr. Sheets added that he, too, questioned the role of the Chamber of Commerce is, suggesting that we talk to Bill Henderson; he would be a good person to tell us what has worked, what hasn't. There needs to be a philosophy change. We've been reluctant to think big. We didn't want to deal with the hassle of a big event like Candy Dance, so we have said "Let's do it smaller, unique, and better," but there is that ability to cooperate and make it work with an amphitheater or whatever direction we want to go.

The Board discussed where the people will come from. Mr. Chichester and Mr. Sheets believed they would come primarily from the south rather than from Carson City. Mr. Hadfield expressed concern about the Basque restaurants. What happens when those people

die? We can't have Wal Mart on one side and Carson Valley Inn on the other and nothing in the middle. Mr. Hadfield stated that we need to focus on making the Town bigger than it was before the economy crashed. Mr. Sheets added that we need to continue to promote the "shop at home" concept.

Mr. Sheets then turned the discussion to the weeds at Jake's Wetland and questioned why we haven't gotten a handle on the problem, since we addressed all this in the manufacturing of the pond.

Bruce Scott mentioned that we are just starting to get coordinated between the water and land efforts. Greg had done quite a bit of research before, and this year we're having all kinds of problems. Part of it is water level, part of it is that it's a wetland kind of park and we're beginning to learn the vegetation issues, etc. We are working with Roger and Greg and other people who have been more successful with ponds. Winhaven has carp to eat the algae. The fish are sterile so as not to be a wildlife issue. Frankly, the wetland needs some effort in terms of a bigger commitment of time from the standpoint of a seasonal person or whatever. We're working on a plan that would keep Trudy from having to be down here as much as she has been. We're doing everything we can to help Roger and Greg to help come up with some significant improvements. We are going to need to do a little bit of planting this fall.

Mr. Hadfield wondered if we should drain it and dig it five to ten feet deeper? Bruce answered that our part of the slough is actually pretty deep; it's deeper than Gardnerville's. We have the water rights to raise or lower to some extent, but we'll have to work with the Watermaster.

Bill Souigny mentioned that he is on the Winhaven Board and carp are a partial solution to managing the algae in their ponds. They have to replace them every year because the pelicans come and eat them. Winhaven also uses chemical treatments that probably couldn't be used in the slough.

7. Adjournment Bob Motioned / Ross Seconded 8:02 a.m.