



The Minden Town Board held a joint meeting with the Douglas County Board of Commissioners on August 11, 2009, at 1602 Esmeralda Avenue, Minden, Nevada, beginning at 6:00p.m. The joint meeting included discussion only and no action was taken.

Minden Town Board members present: Ross Chichester, Bob Hadfield, Dave Sheets, John Stephans, and Steve Thaler.

Minden staff present: George Keele, Trish Koepnick and Bruce Scott

Douglas County Board of Commissioners present: Doug Johnson, Dave Brady, Mike Olsen, Greg Lynn, and Nancy McDermid

Douglas County staff present: Michael Brown, Michael McCormick and Lorraine Diedrichsen

I. Meeting called to order by Nancy McDermid

1. Pledge of allegiance led by Ross Chichester
2. Introduction of Town and County staff present.
3. Brady/Olsen moved to approve the agenda as published. Motion carried unanimously.
4. Public Interest Comments:

a. Bob Pohlman made a request for the commissioners to consider a representative from the Town of Minden to be on the Carson Valley Subconservancy District next time there is a vacancy.

Ms. McDermid noted that tonight's meeting is an opportunity to build upon a good relationship between the Town and County, fully recognizing Minden's role in the partnership to bring forth a water Master Plan.

II. Discussion regarding the Town of Minden's sphere of influence and future Town boundaries.

Michael Brown discussed a previous meeting regarding the working relationship between the County and the Town of Minden with regard to the sharing in the financing for the North County water line, location of that line and meter, the identification of the broader service area and the future town boundaries. Concurrence is that going to east makes sense. There is a very strong interest in protecting the areas around the Douglas County airport in relation to the flight pattern. West of the town along 395 is limited for growth because of the floodplain etc.

Bob Hadfield said that we also discussed the tax structure as it exists now. Minden is trying to make sure that we have a blend of commercial and residential property. The area of Muller Parkway near Buckeye as well as the airport would be logical boundaries. We did not want Muller Parkway to become another 395 with development on both sides, but we also did not want Muller to become a residential

road. We want it to be a ring road or bypass with trucks allowed. Gardnerville continues to grow commercially down 395 and we had hoped for the Gateway Center to be a major opportunity for commercial development. Without creating some kind of logical agreement between us based on County's planning goals, we need to have a mix of commercial and housing to survive. It will take some time for the planned subdivisions to build out and finish improvements. We don't expect any explosion but growth will come and we are trying for a long term plan. We have no concern with airport plans, and don't want to absorb anybody's economic base. We need land to expand, and revenue off that land with logical development. Buckeye Road makes sense to be in Minden; we are looking at working with Gardnerville in a collective way.

Greg Lynn said that there could come a time in this particular slow period where we might have to take another serious look at the Muller Parkway in terms of a true bypass.

Bruce Scott said this water line represents the way we might work together on other issues including Muller Parkway. The water line is being done without much developer-financed input. This may work for the Muller Parkway.

Bob Hadfield said if Muller is revisited, we should still look at it as a clean road without a lot of intersections. Calling it a parkway denoted landscaping but not a bunch of development. We have a good idea about what is envisioned for Edgewood property but we have no idea what Bently plans down the road.

Michael Brown spoke for the Board in regards to leadership of the Town Board especially with the legal battle to support water rights. The boards are in partnership with one another to deliver water to the North County and the legal battle is supporting the entire County and Carson City.

Michael Olsen said he appreciates the Town Board being good stewards of the Town and the water.

Doug Johnson has concerns about reopening the Muller Parkway discussion; we have a development agreement and have promised the residents not to make it a truck road. As far as development, we are now open to everybody to build anything.

Bob Hadfield said his comment was in respect to the geographic areas that are left in terms of growth. People are not happy; house values have gone down and property taxes went up. One more reason we want the ability to grow is hookup fees. Minden is not trying to interfere with county growth but we need ability to grow and maintain infrastructure.

Doug Johnson asked about the Town's ability to extend service areas outside boundaries. Bob Hadfield said the Town does this by special contract rates outside the service area. Asset reallocation allows us to take water and turn it into a physical asset in order to provide water as needed. We want to double our capacity; we said we would invest 15 million dollars of Town money into system. Ways to do business may change, but right now if you are in Minden we provide water, outside we wholesale water.

Nancy McDermid said we need to be very cautious about relying on connection fees.

Bruce Scott clarified that the money from the sale of water rights will go into the infrastructure for the town system. We will establish a depreciation rate, so when

parts of the system are worn out the money will be there for replacement. We will not ask for the 15 million to be reimbursed. Minden has no interest in being a retailer, we envision our agreement as wholesaler of water and from the point of connection the water is the County's. On Airport Road, anything new will be county customers. Our water rates need to accommodate the funding of depreciation but some money is needed for capital improvements; the goal is to balance it out.

Greg Lynn understands the problem of Minden's growth with two side flood zones, one side Gardnerville, and one side the airport protection zone.

Dave Sheets said we are trying to get a picture of where we can go and how we can get there.

III. Discussion regarding the organizational and functional relationship between the County and Town.

Michael Brown made reference to a document regarding the variety of ways the County partners with the towns.

Doug Johnson believes we have turned a corner with this water line in terms of our relationship.

Bob Hadfield mentioned that it was no secret that Minden's Board was frustrated with other county people at other times. The Board works for the people of Minden and it bothers him that the word "advisory" is used so strongly. Communication is the key and cooperation only leads to more efficient service. Financial difficulties should also lead to more communication.

Michael Brown suggested setting up regular meetings instead of waiting for an issue. It is not just about what we have done but what we are about to do.

Greg Lynn agreed that given the complexity of this project we are embarking on with water, there will be a real need for that regular communication.

Nancy McDermid said she does not feel there is a problem now between the boards and we should not let past history get in the way of the vision and opportunity now. She always respected the Town Board's decisions and felt they were representing the Town of Minden, but she also has had to look at it from the County viewpoint and never felt conflict. She is happy with how we are working together now and wants to keep the communication open.

Ross Chichester said that Minden has wanted to do this for a long time and appreciated how the County has now stepped up to the plate.

Bruce Scott said from his experience most issues can be attributed to breakdown in the communication cycle. Going forward, we will have very few problems and differences if we focus on common threads. He enjoys a good relationship with the County at staff level; they can deal with things at a practical level. He would like to extend that same staff level of communication and set the stage for the change that will be coming to the Minden Town Board.

Mike Olson echoed Mr. Scott's comments and ensured the Board of Commissioners will communicate with the Minden Town Board.

Nancy McDermid said the reality is that we need each other and we need to function openly and with good communication in order to be effective.

IV. Discussion regarding a shared County/Town vision for economic development within the Town of Minden.

Michael Brown said that the County would love to hear about the Town's vision and how they can help the town get there.

Bruce Scott stated that the Town has supported a desire not to have large lots within Minden but more concentrated residential areas with walking connections. We have a Plan for Prosperity and we are in the process of finalizing design guidelines. The Town has always been open to careful, well planned growth.

Bob Hadfield spoke of the need to hang on to what we have, protecting the small businesses and family businesses. We need to make sure that people can get to these businesses. Big stores are not likely to come to Minden. We appreciate the Carson Valley Art Council's vision for theatre, possibly Minden will become more of a cultural center. He has a large concern on what the housing future will be. County has been attempting to get more people in smaller area and still have good livable space and we have bought in to that. We need to pay attention to the demographics. When we develop strategy for business, the population we will be dealing with will be different within a decade and the future is uncertain. Nevada is very challenged with the change in gaming. One big box store can destroy anything they do to help the small businesses. We do not need any more small strip malls. There is not enough value to create redevelopment district. We might need to jointly spend money and get a broader look at potential; we cannot survive as a retirement community for Californians. Key is in research and hard work to look for more logical future for this valley.

Doug Johnson spoke of the frustration in approving large businesses when you know they will put other smaller establishments out of business but you can not change the rules if they are not asking for a variance.

Ross Chichester spoke of the need to be able to get around. Minden Village is suffering because of difficulty in ingress and egress. Traffic problem hinders a lot of economic development.

Greg Lynn noted that signage is also a problem for businesses.

Bob Hadfield said that the Copeland theatre building is the logical connection with the old town pedestrian corridor. The whole area of the Minden Creamery building has huge potential. we need to establish communication with the property owner. It is important to determine what Don Bently's view for the valley is.

Michael Brown asked if the Town Board would be interested in having someone help them develop their vision for the available land.

V. Discussion regarding regional drainage issues within Douglas County.

Mahmood Azad provided an update on the adoption of the flawed FEMA maps. FEMA concurred that preliminary map is incorrect but they will adopt it anyway. District Attorney is investigating what steps the county can take; he has told the state that a terrible mistake has been made. The new map will be effective 1-20-2010. Citizens need to sign up for the insurance rates to grandfather the rates in so they will have a lower rate in the long term.

Bruce Scott said that the Town will coordinate with Mr. Azad to determine who is now in the flood zone under the proposed maps and notify those residents.

Mr. Azad presented the regional drainage plan. A consultant has been selected for the Carson Valley Stormwater master plan. Staff will take a broad brush approach to figure out how to get the drainage from Minden and Gardnerville to the Carson River. If we allow our ditches to get filled in, it will cost vast amount of problems and money. We would like to hire a grant writer to secure grants to build our infrastructure, and a person to serve as supervisor for the stormwater utility. By June 2010 we would like to bring finished master plan for adoption.

George Keele asked if the plan will model the recreated V&T, and if not would the consultant work with everyone who has studied it so it would not be precluded by the adoption of the Master Plan.

Mr. Azad said that one of the major factors is that collector roads and other transportation elements cannot become dams. The V&T will not directly be addressed but details of dealing with it will be in the Master Plan.

Ross Chichester said the Town of Minden really looks forward to seeing this and having an overall plan instead of instead of having to look at each individual property for runoff.

Mr. Azad said that FEMA grant which will be used for hazard mitigation will partly be used for the culverts under Highway 395. He encouraged the Town to use glass bottles if they ever bottle Minden water.

Bob Hadfield will attend the meeting on Friday that was organized by Michael Brown concerning the cleanup at Gateway. Michael Brown was thanked by George Keele for organizing the effort to clean up the center.

Bruce Scott said he really appreciates the leadership that County has taken on the regional drainage.

Nancy McDermott thanked everyone for attending and noted the lines of communication have been opened.

Lynn/Olsen motioned to adjourn the meeting at 7:45 p.m. Motion carried unanimously.