



The Minden Town Board meeting was held on Wednesday, February 3, 2010, at 1602 Esmeralda Avenue in Minden, Nevada beginning at 6:00 p.m.

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

Staff present: Greg Hill, George Keele, Trish Koepnick, Bruce Scott

I. Meeting called to order by Chairman Hadfield

1. Pledge of allegiance was led by Ross Chichester.
2. Thaler/Stephans moved approval of agenda as published. Motion carried unanimously.
3. Sheets/Chichester moved approval of minutes of December 22, 2009. Motion carried unanimously.
4. Chichester/Sheets moved approval of minutes of January 6, 2010. Motion carried unanimously.
5. Chichester/Thaler moved approval of vouchers as presented. Motion carried unanimously.
6. Public comment:

a. Bob Pohlman said he does not like surprise projects; there is an item on the county agenda concerning the need for the Sunrise Estates and fairgrounds area needing clean water and the possibility of using Minden water. He is concerned about line size and the vagueness of the consolidation water rate. He would like to see this put on a future Minden agenda.

Mr. Hadfield noted that our engineer has been directed to express concern that the county did not get our input, especially as compared to Gardnerville. Mr. Sheets said that we have had conversations with the county, and there is no obligation from Minden yet. A feasibility study is fine but unless it comes before the Town Board it has no validity.

Mr. Pohlman's concern is the wording and the payback by the county when the remaining balance schedule is created; he would hope to see no strings attached to money paid back as far as how the town spends it in the future. Also with annexation issues, the town should not be handcuffed as far as expansion.

Mr. Keele noted that the agreement says that it will not preclude any annexation pursuant to NRS.

b. Robert McMillan began by quoting the opening lines of A Tale of Two Cities, and gave a dissertation on government (town, state and federal) and taxation. He brought with him one month of bills and noted how many have government service taxes on them, and noted that they are continually being added to and raised. Mr. Hadfield agreed with his premise, but wanted him to know that we only charge what we need for the benefit of the town. He appreciates and shares the concern that the public does not

engage in and understand what is really going on. Mr. McMillan concluded that every generation has had someone sacrificed in war. People are frustrated with lack of representation, and just like in 1776, the government is not listening to the people.

II. STAFF REPORTS

1. Public Works: Monthly report by Greg Hill

a. Mr. Hill offered his congratulations to Mr. Van Alyne and assured his and his staff's cooperation.

b. LED lighting realized a 58% reduction in the bills over the Christmas period. He plans to continue purchasing LED for Christmas, CVIC and street lighting.

c. Mr. Hill had a productive meeting with Don French of NV Energy concerning the new yard site and Well 3 concerning future plans for upgrades. Well 3 only has 200 amp service and the transformer size is the smallest one set. He has other thoughts on new generator; we need to focus on what we want to do with the well, which has some of the best water quality of all the wells. Do we upgrade, re-drill or spend the money on the new well at Buckeye? To get a drilling rig in we would have to demo the building. Mr. Hill suggested upgrading to equipment that pumps around 2,000 gallons a minute, which would be good for at least 10 more years. It would be relatively low cost for new pump motor and doing the electric service as we did at Well 1. Mr. Scott said that this is now in design for Lucerne waterline. Last summer's pump test showed it in pretty good shape; we could still lower pump another 40-50 feet without getting into the small casing. Meanwhile, as an interim measure, we can do improvements to be able to bring in a portable generator under serious conditions. Mr. Hill would like to install load banks on existing generators so they do not carbon up. Mr. Hadfield appreciates Greg analyzing purchases with the future in mind. Mr. Chichester suggested that if this needs to be done as part of overall plan we should get it done before summer in this bidding climate. Mr. Hill said that we have the ability to bring in one generator, and possibly the generator at the booster station that will be upgraded might be good for Well 3.

d. The amount of water that has been delivered to the county from mid-April 2009 until present is 380,894,000 gallons which equates to 1168 acre feet (325,851 gallons is an acre foot). Mr. Hadfield asked for tables to show the estimate of grand total demand of what we are obligated to do, i.e. Monterra, La Costa and the Ranch at Gardnerville. We need to have a water system that can deal with our own needs first, and we can't sell water rights if we need them ourselves.

e. Fortnightly ladies have asked for an idea concerning their yearly donation, and a video surveillance system for the gazebo has been suggested. There were 16 mischievous and 4 malicious incidents in the last year, even with automatic door locks. Mr. Hill was directed to explore options on systems, and to include a quality system that has infrared at night.

f. Mr. Hill showed a preview of plans for Buckeye maintenance facility. The architect is working on the schematic but he would like to execute the contract with Q&D which is already approved. Overall costs for the project and phasing will hopefully be on the agenda in March.

g. We had an opportunity to meet with concrete tank manufacturers, both pour-in-place or tilt-ups. Concrete tanks provide low maintenance and longevity; they cost twice as much as metal but life cycle is longer. Color would be designed to blend with the surrounding homes. Tim, Bruce, and Greg are planning an informational meeting with residents who live near the tank site, probably around March 10.

h. OSHA had given Greg the impression of exemption for the Town from the 10-30 courses which apply to anyone going on a construction site. We are not exempt, however, so Darcy Worms of Douglas County Human Resources is trying to set up another course. Also, necessary training contact hours have increased in order to renew water licenses. Grade 1 and 2 distribution licenses formerly needed 5 hours. Grade 3 now needs 24 hours, Grade 2 needs 16 hours, and Grade 1 needs 12.

III. Discussion and possible action: Approve, approve with conditions, or deny request for a major variance to a new monument sign from 20 feet to 26 feet and to vary the distance from the bottom of the sign to grade from 2 feet to 8 feet in TC zoning district in the Town of Minden, Carson Valley Inn. 1637 Hwy 395, APN 1320-29-401-013.

Mr. Scott gave an overview of the request. CVI is proposing to place a new sign in the vicinity of the RV side of the building; sign is a substitution for the existing sign. It will require a variance but is similar in size to existing sign. There are county requirements under the sign ordinance on reader boards concerning brightness and how often the message can change. We are not technically required to be asked for approval on this but it needs a variance by the county, and RCI recommends approval with certain conditions. There will also be NDOT conditions concerning messaging and brightness. If CVI sees fit to support public service events by noting events on the sign, it might be a benefit to both residents and travelers.

Mike Pegram, owner of CVI, was welcomed to the meeting and the community, and invited to speak. He spoke of the projects currently underway at the Inn, and said that he believed in the valley despite the negative changes in the economy. He is making changes at the Inn to be competitive in the Carson Valley and the 395 corridor, and is asking for the variance in the sign for the same reason. There is no change in height from the old sign, but it is modern with an electronic reader board.

Larry Henry, Architect, offered to answer any questions. Mr. Hadfield noted there had been many questions about the sign, and there has been an ongoing process to make the sign right for Minden. Mr. Henry said that in the concept of the whole master plan for the Inn, moving the sign makes it more visible and ties it to the driveway entrance. They are not just going to move the old sign to this location because the intent is to bring it up to date. The existing sign is dated; a new modern sign will relay the message that the casino is up to date and can compete with the "bigger" boys.

Signage can be no more than a total of 500 square feet under the ordinance, and this is only 450 square feet. The Inn representatives had no problems with the county or NDOT conditions.

Mr. Scott noted the county staff report recommendations as follows: Must meet the provisions of Title 20 regarding movement and light intensity, located outside any identified or proposed utility easements, all NDOT requirements must be met.

Mr. Chichester questioned how much dimmer the sign needs to be at night. Mimi Moss said that the commissioners will be taking a final look at the code tomorrow, and she assumed the dimming would be at 40%. She emphasized that the variance being considered tonight is not for the sign itself but only for the height. The current sign if moved would need a variance, but if you put the digital reader board in the current sign it would be OK.

Public comment

a. Robert McMillan emphasized that by moving the sign it is creating more visibility for the motorists, and this is better for the business.

b. Mary Jane Hillenbrand said she was concerned about the brightness of the sign and light ecology. She does not want it to change anyone's ability to look at the stars

Mr. Hadfield asked Ms. Moss to take these concerns over the level of intensity at night to the Board of Commissioners.

Board discussion included the realization that the signage needed to be updated, and that there was no problem with the variance for the height. They felt that the matter of intensity would be addressed and they recognized the need to be able to compete.

Sheets / Thaler moved to approve a request for a major variance to a new monument sign from 20 feet to 26 feet and to vary the distance from the bottom of the sign to grade from 2 feet to 8 feet in TC zoning district in the Town of Minden, Carson Valley Inn. 1637 Hwy 395, APN 1320-29-401-013, subject to the county's final approval. Motion carried unanimously.

Staff Reports Continued

2. Engineering Report: Monthly report by Bruce Scott

a. All water agreements have been signed.

b. Road projects are being planned with a range close to last year. Board requested to take it easy on the slurry; there is damage and deterioration before asphalt meets valley gutters.

c. Mr. Scott would like to explore the purchase of materials by the town for some of our large water projects. If the contractor does not have to front the cost of pipes it might allow some flexibility and give significant lead time and cost savings. Direction was given by the board to go ahead with checking into this potential cost savings

4. Douglas County's request for a total of five payments to Minden is on the Board of Commissioners' consent calendar for tomorrow. There will also be a discussion on the pipeline south from our tank site; there can be no decisions without Minden board's review and approval.

5. There was a friendly meeting with Carson City, Carson Water Subconservancy and Churchill County regarding proposed applications to

approve water to serve the Carson City portion of our agreement as well as the bigger concept of the transfer of water to Minden wells. There was concern by Churchill County that no wells would be moved closer to the river. No protest is anticipated from Churchill County at this time.

Mr. Thaler requested Bruce to draft a timeline for the construction of the improvements that will be taking place, and projected budgets on individual projects. Mr. Scott noted that they have a very good handle on this and will be conveying this to the board. We will be expecting the bond money probably in early June. Mr. Stephans wanted to be very careful with the financial qualifications of any candidate for the construction, and possibly have additional bonding. Mr. Scott noted that it is harder for contractors to get bonds and there is some scrutiny going on; we are also looking at a larger liquidated damages clause. Mr. Hadfield said we will need to get a consensus from board of what we mean by liquidated damages and justify what is in bid documents.

3. Attorney Report: Monthly report by George Keele

a. Sidewalk maintenance in snow season is the property owner's responsibility.

b. Open meeting law: Excluded from the definition of meetings is board members present at a social function by default, if they do not discuss, deliberate or take action on any matter for which the public body has control or supervision.

4. Board member reports:

a. Mr. Sheets: There will be an appraisal of the old maintenance facility on Monday. Bob and Dave met with Karen Craig and Lisa Granahan from the county manager's office talking of LEDs and looking at a broader scope in terms of town's economic developments strategy. We will see what the county comes up with and where we go with our support of that.

b. Mr. Thaler: He and Ross will meet with Mr. Van Alyne on Friday for salary negotiation. Steve will not be at the March meeting.

c. Mr. Stephans is anxious to go forward with the LED's and would like to publicize that in the Minden newsletter.

Chichester / Thaler moved to adjourn the meeting at 8:10 p.m. Motion carried unanimously.