



The Minden Town Board meeting was held at 5:30 p.m. on Wednesday, November 7, 2012, at 1602 Esmeralda Avenue, Minden, Nevada.

Board members present: Matt Bernard, Charlie Condron, Roxanne Stangle, John Stephans and Steve Thaler.

Staff present: Greg Hill, Jenifer Davidson, George Keele, Trish Koepnick, and Bruce Scott.

The meeting was called to order at 5:30 p.m. by Chairman Stephans.

The Pledge of Allegiance was led by Matt Bernard.

Bernard/Condron moved for the approval of the agenda as published. Motion carried unanimously.

Condron/Bernard moved for the approval of the minutes of the October 3, 2012 Board Meeting. Motion carried unanimously.

ACKNOWLEDGEMENT OF GIFTS: None

ACKNOWLEDGEMENT OF SERVICE AWARDS: None

PUBLIC COMMENT:

Howard Herz congratulated John Stephans and Steve Thaler on being elected and thanked all for the learning experience.

Bob Pohlman hoped everyone had read the Courier about Chris Bently and suggested that a few Town Board members might meet with him and discuss some of his ideas about bringing the railroad back. If that happened this would run right through the roundabout that is approved for the Ranch at Gardnerville. Also, Monterra was on the County agenda; they were given 5 years to build the rural road, and this would not have to be urbanized for nine years. This is the third amendment to the subdivision. Also, Mr. Pohlman asked if Heybourne road can be sealed again as it was when the pipeline was originally installed. The main consensus during a recent transportation meeting held at Bently Science Park is that the County needs to update the transportation master plan, and that they need to fund the maintenance of their existing roads as well as some new roads. As he could not stay for the item, he commented on the amphitheater; he is in favor of this but he would like to see a traffic study for 395 at Buckeye, as this intersection will just get worse.

Sandy Deyo said has a problem but no solution. As he walks on Heybourne into Monterra, there are a number of streets that require the driver of the trash truck to back in since they cannot go in and turn around. As more people move in, this will become a real problem due to parked vehicles. He hoped that we could try to find some way to limit on-street parking because of the problems it creates; perhaps it could be addressed in the building code.

STAFF REPORTS

1. Public Works: Monthly report of activities by Greg Hill

We have done testing at Well 7 to determine where the high arsenic levels are. Mr. Hill shared the spinner log analysis showing at what depth the highest production is. They also pulled arsenic at various levels and there is a relationship to the volume of water and the arsenic level. They have decided to equip with a 300 gpm pump. They are contemplating cementing a portion of the casing off to keep the level lower.

This morning Greg received a quote for the new submersible pump. No special pump house is needed. The costs, including a new transformer, vault, piping, control valves and VFD drive will be around \$225,000. They hope to have on line in the spring of 2013.

Mr. Bernard asked if this is what we had hoped for. Mr. Scott said that it was within the parameters of what they anticipated, and can be completed at a pretty modest cost without drilling. This will go into the 30 inch main in Buckeye and there is plenty of capacity there.

New Buckeye Booster is on line; it operates depending on demand in conjunction with the tank. We have been able to fill the tank at the same time as the County is asking for water. Everything is working well and they are very happy with how it is working.

Bougainvillea Park is completed but we are still waiting for the street light after which we will do the final touches.

The homeowner by Well 2 said she noticed improvement but still hears some noise, so they will be installing a sound curtain. They also insulated the discharge piping, he believes they are doing all they can to mitigate the issue.

Maverik Gas Station is moving quickly; they are putting in an additional two inch water service.

Water leak on 395 was repaired at night. The town has a good relationship with contractors, and thanked Alton at A&A and Jerry at Qualcon for their efforts, especially as they were able to get DOT mix for the job. This saved considerable work and money. There was a pinhole leak on an old galvanized service that we have now abandoned.

Mr. Bernard asked how the adjoining owners at Bougainvillea Park are treating us. Greg said that one gentleman, who lives nearby drove on the park, sank in and turned around and left. The road that was designed was eliminated. Mr. Scott said that part of the research went into abandonment showed no formal easements on the record. We did not want a driveway through the park; we had indicated we would coordinate with nearby owners for access. The intent was not to keep from access but to coordinate access. Greg said that he would talk to him; Bruce is happy to visit with this owner him also. He actually has to cross the HOA property to get to the park. He has access out the other side and thinks we can work it out. Matt is a proponent of bollards and chaining it off, but giving him access when he needs it. Greg said he intends to put a lock on the Bougainvillea Greg said we are leaning towards using a removable railing rather than a chain. Matt said he was quite upset that it was driven on and does not want it to continue.

Mr. Hill also noted that the county road ditch project just started yesterday. The granite blocks were not wanted by the homeowners so we have them out at the yard.

2. Engineering Report: Monthly report by Bruce Scott.

Mr. Scott said he received a request for a meeting to review a proposed tractor supply store adjacent to Maverik; this will be potentially reviewed by the Board.

Mr. Scott went to the Supreme Court Monday concerning the grand slam case appeal by the Pyramid Tribe of the state engineers' decision of approving groundwater rights in the big industrial park at Tahoe. We will see where that goes; it is on track for a decision.

This afternoon the Heybourne Booster Pump Station for the North Valley went to bid. He will let staff know the results.

3. Attorney Report: Monthly report by George Keele.

He thinks that the two counsels that argued did a stupendous job on the Grand Slam case. They allowed each of the arguing counsel to take a decent amount of time. This will likely be decided by the end of the year. His impression is the state engineer did an excellent job. Nevada water law has always consisted of groundwater and surface water. When a tradition has been established, the judicial branch is very deferential. The key is not the same standard as in many other cases; the approach is that unless it is found arbitrary, capricious or unreasonable the decisions of the experts are entitled to great deference.

Bonded funds for the improvements at the Gateway Center have been freed up. The improvements will be coordinated at the appropriate time.

4. Manager's Report: Monthly report by Jenifer Davidson.

There will be a special meeting next week regarding the first draft of the rate setting; it will be next Wednesday at 5:30. The notice will be posted tomorrow and the draft copy will be available on line. The rate consultant has asked to consider providing some direction at that meeting.

In the course of putting in the new speakers for the Hall sound system, we had a set back and needed to purchase a new amplifier as well as different speakers because of the power draw. These should be installed by next week.

5. Board member reports:

Mr. Condron announced that the Arts Council is beginning their 2nd Friday concert series. This will be jazz based and he encouraged all to attend, it is amazing what they are able to bring in. He reminded the Board that the process of Ms. Davidson's evaluation involved a timeline. Each Board member has an opportunity to give input to the Board member assigned. Discussion followed concerning the process. It was determined that the Board member assigned would give the input to Ms. Koepnick to prepare for the packet.

Mr. Bernard asked the Board to commit to ride on the float in the Parade of Lights, which will be held

December 1.

Ms. Stangle said that the High School event at Minden Park was a huge success due greatly to the efforts of Carson Costa. They would like to come back on an annual basis.

Chairman's report:

Mr. Stephans said that he appreciates working with the Board members and the staff, and he appreciates the hard work.

CONSENT AGENDA FOR POSSIBLE ACTION:

1. Approval of September 2012 financial report including claims paid August 25, 2012 through September 20, 2012.

Condron/Stangle moved to approve the consent agenda. Motion carried unanimously.

ADMINISTRATIVE AGENDA

1. For possible action: Discussion and possible action to approve, approve with conditions, continue or deny a request by Minden Resident Judith Vanover to designate six resident-only parking spaces on Fifth Street between Esmeralda and US Highway 395 and two such spaces on Esmeralda. Appearance by Judith Vanover.

Ms Davidson clarified that the residents making this request are asking that the parking spaces be designated on 5th on lieu of the spaces on Esmeralda; except for the two spaces on the end of Esmeralda toward 6th Street. Currently the green painting is being ignored and the residents would have more protected parking. They are asking for 8 spaces total. Several residences were present to speak about this item.

Jim Valentine said he owns the house at 1611 Esmeralda. He noted that the residents brought concerns to the previous Board several years ago and the result was to paint the curb green on the north side of the park with no signage. We are here to revisit this as it is not working. He would also like to address the neighborhood parking violations and talk about where we are going in the future. He said that they embrace the changes and need to recognize the impact on the neighborhood; it is wonderful that the park is being used but he asked the Board ask to recognize the burden on the residents. He handed out pictures showing various parking and code violations by Designing with Nature. His concern with the future is to maintain the character and integrity of the area, but felt that is seriously lacking because of the blight at the corner.

Judy Vanover thanked the board for hearing this. She said that the request for the spaces on 5th street would involve walking a half block from her home but that is much better than having to walk blocks when there is an event. She gave several examples of what they as residents have had to tolerate, including noise pollution, trespassing on their property, and vehicles being hit repeatedly. They put up with these things for years and do not want to complain but she wants to come home and be able to park and get into her home safely.

Robb Hellwinkel who owns 1605 Esmeralda said that when the green curb was painted it seemed very effective to him. He would not like to take away parking from Anderson Engineering, he would like to have an opportunity for his tenant to have parking but she has not spoken of any problems.

Ms. Vanover noted that 1604 Hwy 395 already has a residential parking space, as it has no off street parking.

Jake Fair of 1611 Esmeralda agreed with other residents. The commercial use of the area is blocking views of the park and blocking the back alley. He felt that repainting the curb would be a great idea.

Mr. Bernard disclosed that he works at Anderson Engineering but will participate. He asked if the residents want it striped as well as signs. The consensus was that what they really want is parking and whatever it takes for that to work. Mr. Bernard concurred on the commercial use problem and felt the Town should do something about it. He asked if signs need to be put up to enforce no parking. Mr. Keele read the ordinance and said that there must be a sign. The Town may make an encompassing sign that governs all of 5th and Esmeralda and the enforceability could be challenged as the code does not address multiple applicants, only one parking space per household. He felt that this would need to be continued as it is not a generalized for one space per household. The ordinance would need to be changed in order to grant this request as presented. Mr. Bernard expressed concern with the code compliance and the concept of the report from the manager.

Ms. Scott said first she would like to apologize to the residents; however she felt that she complied 100% with this request. The ordinance does not say that individual applicants need to apply, only a written request. Also, she felt that she has generalized correctly based on precedence. Mr. Keele read the entire ordinance section concerning parking for resident only.

Ms. Stangle said every time someone makes the request; there is always the problem of who is responsible to enforce. The sheriff has authority based on the Town's authorization, however they do not have the budget and Town might need to designate a code person for enforcement. Mr. Keele also said that each resident needed to justify the need for one parking space per residence but it does not need to be contiguous.

Mr. Condron said he appreciates the request, and said that it seems we can only give one space per resident per the ordinance.

Mr. Thaler asked if these residents had any parking whatsoever. Mr. Hellwinkel said he has parking in garage. Mr. Fair said that the garage holds a Model T size car and cannot be used for a modern car. Ms. Vanover said that she cannot park in the alley because changes in the alley elevation have caused flooding and property damage. Mr. Thaler asked if we do not take action should we address each residence separately at the next meeting. Mr. Keele said that there can be one agenda item and three paragraphs. His big fear is opening a Pandora's Box. Downtown Minden does not have enough parking. If we approve this, will everyone bordering the park have the same argument? He would like to see each request individually agendaized to follow code. Maybe someday we think of improving the alleyways and maybe we turn them into resident parking only?

Mr. Stephans said in regard to the company Mr. Valentine referred to, the Town has addressed this. Mr. Keele said that Mr. Valentine was within his rights to bring this up, but we cannot discuss this. Mr. Stephans said that he was only saying what has been done in the past. No Town staff has authority to cite, and the County would need to be contacted to enforce.

Jenifer believes that we need to look at the grading issue in the alley way, as there is at least a four inch rise. She has brought it to Mr. Scott's attention and is willing to explore this in an effort to improve access to parking.

Public comment:

Jim Valentine said that if we changed the ordinance, he would like the Board to consider allowing granting two spaces per household.

Thaler/Condron moved to continue this item to consider each item separately. Motion carried unanimously. Steve suggested calling code enforcement first, and then calling the Sheriff's office. If a sign is there, call the sheriff's office.

Continued public comment:

Bev Giannopoulos felt that per code there would only be four spaces. If you painted the curb green, no one but residents could park 24/7. She felt in order to enforce there needs to be a sign. She felt it hard to believe they would want parking around the block from house. She would like to see each resident come with their request and reasons to the Board.

Sandy Deyo said that he has moved around the country and considered the location for activities and parking issues in buying or renting a house. He has no problem with one space per property, but they need to understand if it is not enforced by sheriff; it is not the Town's responsibility. He agrees that these should be heard on an individual basis. Also, look at item five before making a decision on this.

Mr. Thaler renewed his motion. Mr. Keele said that the current application fails on several counts, and asked for Mr. Thaler to consider amending the motion to recommend that we do not act today but ask each applicant to apply at least ten days before the December meeting. There would be no denial; the application would be withdrawn.

Mr. Thaler withdrew his motion and Mr. Condron withdrew his second. Mr. Valentine with Ms. Vanover's agreement withdrew their application and will apply individually.

2. For possible action: Discussion and possible action to approve, approve with conditions, continue or deny a request by Ken Anderson of Manhard Consulting, Ltd to approve a development application for an accessory outdoor event area for the Carson Valley Inn, APN 1320-29-401-018. Appearance by Mark Rotter and Larry Henry of Manhard Consulting, Ltd.

Mark Rotter noted that Mike Pegram and Steve Chappell as well as Mark Burgess and Larry Henry of Larry Henry Architects were also present.

Mr. Rotter said that the original request has evolved over time. They have been working with the Town and County concerning the utilities.

Mr. Henry talked about the actual site. This has changed from a train depot concept to a hay barn, with the intent to be a fun venue for concerts and entertainment, as well as weddings, etc. He gave a presentation showing layout. Overall theme is of a barn; the landscaping will tie into the wetlands. He believes that it will serve the community well.

Mr. Thaler asked for clarification on orientation and direction of sound. Mr. Henry said that the sound will go north. Mr. Condron said he is excited about this and believes that it will serve this community in a variety of ways. He

appreciates the Inn taking the lead to bring more entertainment and events to the area.

Mr. Stephans believes that this will be another first class thing; he believes that we can address any issues to make this work.

Mr. Bernard disclosed that he has worked for Mr. Pegram but not on this; he echoed the excitement and thought this is a great thing for Minden.

Ms. Stangle personally thanked Mr. Pegram for investing in our community.

Public comment:

Robb Hellwinkel could not think of a better venue to bring to this valley, and thanked Mr. Pegram. He remembers sound issues in Genoa, and told the Board to prepare for a possible battle.

Bev Giannopoulos loved the idea and had questions about seating. Mr. Rotter said that it is relatively flat but has a 2% slope. It is not permanent seating, as it will be used for a variety of uses. Seating is for 800.

Sandy Deyo said he thinks this is fantastic. He lives in Winhaven and does not think it will bother him at all.

Mr. Scott said for perspective, we have concerts at Minden Park and he does not see this as an issue as it will be muffled to some extent.

Dirk Goering verified that Outdoor festival permits will not be required because they are a permanent facility.

Mr. Rotter said that they will be working through any issues, and they are comfortable with it.

Bernard/ Condron to approve a request by Ken Anderson of Manhard Consulting, Ltd to approve a development application for an accessory outdoor event area for the Carson Valley Inn, APN 1320-29-401-018, conditioned upon the RCI letter that is in the packet.

3. For possible action: Discussion and possible action to approve, approve with conditions, continue, or deny Resolution 2012R-085 Augmenting the 2012-13 Fiscal Year Budget for the Town of Minden. Appearance by Jenifer Davidson, Minden Town Manager.

Ms. Davidson said that we are looking at a number of capitol projects that were not completed in the last fiscal year. We are rolling these projects forward to this current fiscal year. The second part of augmentation will be after the budget figures come in

Condron/Thaler moved to approve Resolution 2012R-085 Augmenting the 2012-13 Fiscal Year Budget for the Town of Minden. Motion carried unanimously.

4. For possible action: Discussion and possible action to approve, approve with conditions, continue, or deny Contract #2012-12, an Interlocal Contract between the Town of Minden and the Carson Water Subconservancy District Addressing the Heybourne Booster Station to Provide Water to the North Douglas County and Carson City Water Line Intertie Project. Appearance by Bruce Scott, Town Engineer.

Mr. Scott introduced the item. This is something that has come about in the course of working with bids that exceeded the estimate and trying to make the project work for the Heybourne Booster pump station. The Town is essentially are acting as a bank, and will own and operate it.

Mr. James said that they are contributing to the project because it benefits and promotes the regional water system; this project will benefit the community. The money is often used to enhance the pipe size. Mr. James said that language is put into this agreement to protect them from the possibility of a private entity coming into the picture and it gives them the capability of recouping the funds they are contributing. If the public needs extra capacity there would be no charge. This money would be a pass through from the Subconservancy to the Town. There were questions raised concerning why the money did not go directly to DC; because Minden is paying the bills, the money is committed to Minden.

Mr. Thaler asked if we hypothetically do not approve will it go away; Mr. James said that the County, Indian Hills and Carson City need the money to make this work. Mr. Thaler said that if we approve this, we are going from being the banker to becoming more of a financier. Capacity was not in the first agreement and capacity is showing up here. Capacity is in the pipeline not the pump station; Mr. Scott clarified that Minden has no capacity in the pipeline. Mr. James said that we need to document somehow how the money was spent for this regional project. If someone in the future wanted to utilize the capacity, they would have to bring water rights in order to use the capacity and find the water to go into the pipeline. Capacity is the size of the water that can go through the waterline.

Mr. Condron thanked Mr. James for being here. He questioned how Douglas County feels about the Subconservancy District taking the capacity. Mr. James said they already have these agreements with the entities.

John said that the 200k is to help the regional water system. CWSD is banking the capacity for a future date. Mr. Scott said that CWSD also has a piece of the pipeline. Ed said that we can clarify the language if needed.

Mr. Scott said that this project does not go forward without the \$200,000; he sees this in effect as leadership. He felt this is technically our project. The bids came in high; we were able to reduce the costs and in this case he would not put it on the county.

Ms. Davidson felt that the intent of the contract changes with his explanation. CWSD does not currently have capacity in Minden's system, and we do not own the pipeline. She asked how we can guarantee capacity in something we do not own. She felt that we could clarify the language in the contract.

Mr. Bernard asked if there is a distinct definition for what is the North Valley waterline project. Does it start at a point after the station? Mr. Scott said that the sense is that it starts after the Booster Pump, at the intake side, where our water is delivered. Mr. Bernard said that with that assumption, Mr. James is saying that they will have a certain amount of capacity. He agreed with Ms. Davidson concerning the guarantee; and wanted to make sure what part of the infrastructure we own

Mr. Scott apologized that he did not make this clearer; and he overlooked these levels of concern. He simply saw it as an element in the financing process.

Mr. James said that they have a role to promote the regional system. They are making sure that the public is protected so that a private entity can not make a profit on a regional system. He does not mind modifying the language. He understands the concern of the board; he just needs to document how they spent this amount of money.

Mr. Bernard asked for Mr. Keele to address his notes on the contract concerning clarification. Mr. Keele suggested working with Mr. Richey concerning language changes. Mr. Keele was reminded that Mr. Richey is not involved in this contract.

Public comment:

Sandy Deyo said that at the start of the presentation they talked about private party and profit. How do we control that if Carson City is taking water and letting it go to some private venture? Mr. Stephans said that this water does not go beyond Carson City. Mr. Scott said that the partners have first dibs on the capacity. A private developer would have to reimburse. Every entity has customers who are private parties. Mr. Deyo suggested leaving out the names of the individuals and put in the entities in the agreement.

Bev Giannopoulos asked if an individual or a developer wants to use the pipeline, how we control the quality of the water. What about contamination, and who pays? Mr. Keele said that is why we pay our premium for insurance. Mr. Scott said that there would not be any water in the pipeline that Minden did not deliver.

Condrion/Stangle moved to approve the Contract #2012-12, an Interlocal Contract between the Town of Minden and the Carson Water Subconservancy District Addressing the Heybourne Booster Station to Provide Water to the North Douglas County and Carson City Water Line Intertie Project. Motion approved with Thaler voting no.

5. For possible action: Discussion and possible action to approve, approve with conditions, continue, or deny a request to set a plan of action for the use of second floor of the Minden Fire Station located at 1604 U.S. Highway 395, real property described as Lots 5 and 6 Block H (portion of APN 1320-111-086). Appearance by Jenifer Davidson, Town Manager.

Ms Davidson said that she and Mr. Stephans have been speaking for months about what to do with this building, and she is looking for a plan of action to go forward.

Mr. Stephans said last month Ron Garside came and asked the Town if there was any thing available for their VFW meetings. He suggested the idea of leasing out the upper floor to the VFW, as is, as it might need an elevator, etc., with the disclaimer on the very limited parking especially during the day.

Mr. Thaler asked about the parking issue, and wondered how many parking spots we have. Mr. Bernard said we have no parking to offer with it as there is none.

Mr. Condrion said that the building itself will be very difficult to rent out, plus the parking issue. We would probably not want to spend the kind of money to upgrade and it is of no use to us. If the VFW will take it on and hold us harmless, it would be a really good service in the Town of Minden.

Ms. Stangle felt that the VFW might easily qualify for grants for improvements. Mr. Thaler believed that they could not improve it with grant money if they do not own it. It is almost unrentable because of no parking.

Mr. Bernard said that he appreciates Mr. Stephan's to help the veterans. He feels we may just be kicking the can down the road. He is not opposed to them using short term but he believes that we need a long term plan for this building.

Mr. Thaler felt that we would be responsible to bring it up to date; we would need to do a structural assessment first minimum and bring it up to ADA standards; this would be a major investment. Mr. Keele said that they would probably not be able to hold us harmless unless it could be covered by the national group. This is something that warrants much though and this is a good kickoff.

Public comment:

Jim Valentine cautioned about changing to a higher density use without considering the overall impact. A lot of this comes back to public parking, which we need in order to develop facilities downtown.

Sandy Deyo said that VFW membership will probably go down due to the fact that the access to the building is difficult and not handicap accessible. He felt they should see how their whole organization feel about this building instead of just letting the four people who saw the facility decide this.

Mr. Thaler said we need to decide whether to invest or just let the property go. The lack of parking in old downtown is starting to bite us. He feels that we will need to make a decision on this property. He agrees with Matt; maybe we take the whole building or the County takes it.

This item was tabled to be brought back in a couple months.

6. For possible action: Discussion and possible action to approve, approve with conditions, continue, or deny a request to review a letter from Maggie Hakansson, Realty Executive Nevada's Choice, regarding the possible sale of the Douglas Iron Works Building and the adjacent lot to the Town of Minden and to discuss the potential use of this property by the Town. Appearance by Jenifer Davidson, Minden Town Manager.

Ms Davidson noted that she had attempted to reach Maggie to see if any offers had been made. This would be potential parking for downtown.

Mr. Scott reviewed the history of this item. The town had previously looked into purchasing; a site assessment was done by the Chester family. He suggested that the Board ask for the site assessment to be released. The other thing that comes into play is the possible use for this. They approached the Town because of the previous interest by the former Board.

Mr. Condron would like to look at phase one and consider this as a possibility; it might have lot of potential to enhance some things that the Town might want to do, including parking. He would want to be very careful and should include a phase two study as well. It has a lot of potential

Mr. Stephans agreed with Mr. Condron that this site would be a benefit for the whole downtown area. If we cut off 2nd at 395 it would give a whole lot of parking. He would also like to see both phases done, and would like to see status if there are any offers. If we ask for the record it will become public record if they release the site assessment Long term we need parking in downtown.

Mr. Thaler wondered how we would mitigate this if there were cleanup issues.

Mr. Scott said if there are issues in phase one, addressing this will be part of the deal.

Mr. Bernard also wondered about 2nd Street and if we would have to buy both parcels. He felt that Ms. Davidson should be working on this; it needs to be investigated and brought back to us. It certainly would be a contribution to economic vitality.

Ms. Stangle agreed and would like to do it sooner rather than later.

Mr. Keele said that we could get a letter of intent with conditions that would have to be satisfied. This gives a first place in line.

Public comment:

Robb Hellwinkel is a bit baffled by this as it would appear that the Town has more money than at the time when they would not be involved in the Esmeralda streetscape because at that time they could not give employees a raise. Mr. Condron said that the price drop naturally piqued his interest. He also suggested that Mr. Hellwinkel brings up the streetscape when the budget discussion starts. The Town historically has always tried to do enhance the Town of Minden if they have the opportunity and the ability. Mr. Condron said that the price drop naturally piqued his interest. He also suggested that Mr. Hellwinkel brings up the streetscape when the budget discussion starts. Mr. Hellwinkel said there is a parking problem and the only people that provide the parking are Anderson Engineering and the Hellwinkels. He did not get the impression that the Town would have any involvement. He does not see the rationale in this. Where will the money come from? There has always been a discrepancy on who has paid for the downtown improvements. He does not think the parking garage will be taken on by the County.

Mr. Thaler said that he thinks that it is incumbent on them as a own to identify what the capital projects are and one of he hardest things to do as a Board member is spending money. We might need to look at capital projects a little differently, and we need to think about the next big project that we want to save money for. That may be a parking garage in downtown Minden. Times have changed, the Board has changed and in the next few years there will be

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opportunity to reach a common goal. Mr. Hellwinkel said they did not take part in the streetscape at the original time because their business was still in operation; it was not an anti Town decision. He is still curious why the Board denied his request. He is not asking for consideration as it is already bid out. He believes that this facility is still overpriced and it might need up to a phase four analyses. He wondered what happened to the last economic vitality study that the taxpayers paid for.

Mr. Stephans said that Town still tried to work with him; Robb said that he appreciates the support in the water hookups and he is only talking about the streetscapes.

Continued Public comment:

Jim Valentine has confidence in the Board and suggested getting some exclusivity for a period of time with a simple letter of intent. He is happy they are talking about a phase two and identifying who will pay for it.

Sandy Deyo suggested establishing some estimates before considering buying this property. This includes costs for phase studies, moving the building, connecting street and a parking garage.

Robb Hellwinkel said that as a frame of reference it cost him around \$22,000 to take down the barn and that was several years ago. The Board said the intention would be to save the doors.

Bernard/ Thaler moved to assign the Town manager to investigate all of the issues as spoken including the street abandonment, environmental concerns and property split, and bring this back to the Board so they can make a good decision., as well do a letter of intent very soon. Motion carried unanimously.

ADJOURNMENT

Stangle/Condrion moved to adjourn at 9:50 p.m. Motion carried unanimously.