



The Minden Town Board meeting was held at 5:30 p.m. on Wednesday, June 4, 2014, at 1602 Esmeralda Avenue, Minden, Nevada.

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

Staff present: Greg Hill, Jenifer Davidson, Trish Koepnick, Ryan Russell and Bruce Scott.

Chairman Bernard called the meeting to order at 5:30 P.M.

The Pledge of Allegiance was led by Chairman Bernard.

Condrón/Stephans moved to approve the agenda as presented. Motion carried unanimously.

Thaler/Stangle moved to approve the minutes of the May 7, 2014 Board Meeting. Motion carried unanimously.

ACKNOWLEDGEMENT OF GIFTS: Ms. Davidson acknowledged Model Dairy's generous contribution for the Carson Valley Days breakfast.

ACKNOWLEDGEMENT OF SERVICE AWARDS: None

PUBLIC COMMENT:

A member of the public questioned the maintenance of Monterra right of ways as well as the agreement concerning the north valley pump house.

An update was given by Bently concerning the project on 4th Street.

BOARD MEMBER COMMITTEE REPORTS:

Event Planning- Roxanne Stangle gave an update on the upcoming Minden events.

Minden Water- Mr. Condrón said water policies will be coming forward from water workshops.

Budget Planning - Mr. Stephans noted the agenda item.

Citizen Advisory Committee- Mr. Thaler said the committee will have a meeting this month.

Chairman Report- None.

CONSENT AGENDA FOR POSSIBLE ACTION:

1. Approval of May 2014 financial report including claims paid April 25, 2014 through May 22, 2014.

2. Approval of a policy renewal from Nevada Public Agency Insurance Pool (POOL) and authorization of payment to POOL in the amount of forty-five thousand, three hundred, ninety-two dollars and thirty-four cents (\$45,392.34) for Fiscal Year 2014-2015.

3. Approval of a request by Town Staff to close the following streets for the Town of Minden 4th of July Celebration and Children's Patriotic Bike Parade from 8:00am until 4:00pm on Friday July 4, 2014: Esmeralda Avenue and Mono Avenue from Fifth Street to Sixth Street, and Fifth Street and Sixth Street from Esmeralda Avenue to Mono Avenue.

Stephans /Condrón moved for approval of consent agenda as published. Motion carried unanimously.

ADMINISTRATIVE AGENDA:

1. **For possible action: Discussion and possible action to direct staff on relation to Staff Reports. Discussion shall include a presentation/update provided by the Superintendent of Public Works regarding the effectiveness of radar signs temporarily placed by Town Staff on Wildrose Drive. Discussion shall further include an Engineering Report which may include streets, sidewalks, drainage, water issues and related items. Appearances by Greg Hill, Superintendent Minden Public Works, and Bruce Scott, Minden Town Engineer.**

Mr. Hill presented a report based on data collected from radar signs. Base line information could be gathered if information is recorded without the lights flashing; relocating the border sign was suggested.

Minden Town Board Minutes

June 4, 2014

Page 2 of 4

Board discussion included new locations for the signs, getting 90 days of good solid data which could be sent to the sheriff's department, the high volume of traffic on a residential street, and the possibility of still needing to look at other options. Concern was expressed about what the development of the Ranch at Gardnerville will do to increase traffic.

Public comment:

Various members of the public commented on the process, offered suggestions and thanked the Board for taking action on this problem. An email from John Hamer was read into the record.

The Board asked for more data before doing anything else and asked for a monthly report from Mr. Hill for the next several months. Staff was directed to check into County rules for placing or relocating signs, meanwhile moving the traffic counter to different locations.

2. For possible action: Discussion and possible action to provide direction to Town Staff regarding an offer by Bently Enterprises, LLC to purchase property owned by the Town of Minden located at 1613 Water Street for an amount not to exceed \$240,000. Appearance by Scott Brooke and Larry Vincent, on behalf of Bently Enterprises.

Mr. Bernard recused himself as he works in a private capacity for R.O. Anderson Engineering.

Mr. Brook noted that the letter to the Town included all of the information.

Board discussion included possible interest in seeking independent appraisal; the well not being included on the parcel, the value of the parcel as an historical piece of Minden, and the effect of the access issue, with a suggestion that no offer is accepted until legal access is resolved.

Mr. Russell said the offer must be $\frac{3}{4}$ of the appraisal and is also subject to a current lease.

Mr. Brooke said there is no easement of record in favor of the Town providing access to the well. This access would be provided to Town upon sale.

Public comment:

A member of the public referred to the ongoing relationship with Bently and expressed support of the benefits of the sale.

Following intelligent and thoughtful deliberation, Condron/Stangle moved to continue this item; motion carried unanimously with Mr. Bernard abstaining.

3. For possible action: Second public hearing. Discussion and possible action by Town Board to approve, approve with conditions, continue or deny resolution TOM-2014R-02 to increase by 3% Town trash removal rates for all classes of service, and to establish a separate rate for commercial compacted trash. Appearance by Jenifer Davidson, Town Manager.

Board comment: None

Public comment: None

Following intelligent and thoughtful deliberation, Thaler/Stephans moved to approve resolution TOM-2014R-02 to increase by 3% Town trash removal rates for all classes of service, and to establish a separate rate for commercial compacted trash. Motion carried unanimously.

4. For possible action: Discussion and possible action to direct staff to provide information to Douglas County in relation to the Town of Minden recommending allowance or prohibition of medical marijuana establishments within the Town of Minden. Appearance by Cynthea Gregory and Douglas County Community Development Planning Manager Hope Sullivan.

Cynthea Gregory gave an overview on the background of this request.

The Board questioned the allowed proximity to schools, why dispensation was not at pharmacies, if there is a real need for this, if it causes more illegal use, and the need to look at this closely as well as a general feeling that discouraged any application in Minden.

Public comment:

Several members of the public spoke emphatically in opposition to any recommendation to allow medical marijuana establishments within the Town of Minden. They encouraged more research into the

Minden Town Board Minutes

June 4, 2014

Page 3 of 4

subject and expressed concern with the message it would send to youth, the possibility of marijuana getting into the wrong hands and potential dealers, and other possible negative side effects to the community.

One community member who suffers from severe chronic pain spoke in favor of a positive recommendation by the Board.

Ms. Davidson read an email from Dorea Shumacher into the record.

Ms. Gregory answered several questions posed. Marijuana can only be grown indoors, and only employees with an agent card can go in and out of the dispensary, which needs tracking inventory and security cameras. Marijuana would be quality tested, labeled and put in childproof packaging.

Following intelligent and thoughtful deliberation, Stephans/Thaler moved to direct staff to inform Douglas County of the Town of Minden's recommendation to prohibit medical marijuana establishments within the Town of Minden. Motion carried unanimously.

5. **For possible action: Discussion and possible action to approve, approve with conditions, continue, or deny the Town of Minden's Surface Water Right Acquisition policy and procedure. Appearance by Jenifer Davidson, Town Manager.**

Board discussion included; reasons for acquiring water rights, if there should be limits, donations to town in relation to connection fees, and approaching this on a case to case basis.

Public comment:

A member of the public asked what we do with this water.

Following intelligent and thoughtful deliberation, Stephans/Condrion moved to approve the Town of Minden's Surface Water Right Acquisition policy and procedure. Motion carried unanimously.

6. **For possible action: Discussion and possible action to adopt, adopt with conditions, continue, or deny Resolution TOM-2014R-01, Town of Minden Norms and Procedures. Appearance by Ryan Russell, Town Attorney.**

Mr. Russell noted that the document has a few minor revisions, but is otherwise the same.

Board comment: None

Public comment: None

Following intelligent and thoughtful deliberation, Stephans/Thaler moved to adopt Resolution TOM-2014R-01, Town of Minden Norms and Procedures. Motion carried unanimously.

7. **For possible action: Discussion and possible action to recommend to Douglas County approval of a process to fill the future vacancy on the Minden Town Board which will result from the departure of Steve Thaler during his current term. Appearance by Jenifer Davidson, Minden Town Manager.**

Ms. Davidson reviewed the previous discussion for this process, and the recommendation from Douglas County staff. The process recommended is to publically announce, describe the procedure to fill the vacancy in the newspaper, and call for applications to fill vacancy in October. In November, the Town Board would review the applications and recommend up to three applicants to the Board of Commissioners, who would approve the selection in December.

Board discussion included the small time frame, the number to recommend and possible prioritize, not treating this like hiring an employee, how the vetting process would work, and where the applications would be submitted.

Public comment:

Members of the public comments included the Town Board picking one applicant; and methods to get the best candidate.

Following intelligent and thoughtful deliberation, Condrion/Stephans moved to recommend to Douglas County approval of a process to fill the future vacancy on the Minden Town Board which will result from the departure of Steve Thaler during his current term with the time frame for advertising in the newspaper

Minden Town Board Minutes

June 4, 2014

Page 4 of 4

in September of 2014, the vetting process to be determined after October 1, and approval of up to three applicants made at the regular November board meeting. Motion carried unanimously.

8. For possible action: Discussion and possible action to approve, approve with conditions, continue, or deny Resolution 2014R-047 augmenting the 2013-14 Fiscal Year Budget for the Town of Minden. Appearance by Jenifer Davidson, Minden Town Manager.

Ms. Davidson gave a brief explanation of the budget augmentation.

Board discussion included the reason for this augment, as well as noting that some costs are reimbursed by the County concerning the wholesale operation.

Public comment:

A member of the public questioned the proportion of the benefits and salaries in the augment, as well as pensions and benefits.

Following intelligent and thoughtful deliberation, Thaler/Stephans moved to approve Resolution 2014R-047 augmenting the 2013-14 Fiscal Year Budget for the Town of Minden. Motion carried unanimously.

9. For possible action: Discussion and possible action to approve, approve with conditions, continue, or deny the Land and Water Conservation Fund Project Agreement for the Town of Minden Trailhead at Jake's Wetlands Project, and authorize the Chairman to execute the same. Appearance by Jenifer Davidson, Town Manager.

Ms. Davidson gave the background for this request.

Board comment: None

Public comment: None

Following intelligent and thoughtful deliberation, Thaler Stephans moved to approve the Land and Water Conservation Fund Project Agreement for the Town of Minden Trailhead at Jake's Wetlands Project, and authorize the Chairman to execute the same. Motion carried unanimously.

PUBLIC COMMENT:

A member of the public inquired about the status of the Gateway project. Staff noted that we hope to go to bid this month.

Mr. Scott noted that Tim Russell has taken a position with another firm and introduced Jeff Sharp who will be replacing him.

Board discussed the process for read emails into record. Mr. Russell will check into rules concerning this.

REQUEST FOR AGENDA ITEMS:

Mr. Stephans asked for consideration about what we could do about the old blacksmith shop. Mr. Thaler asked for research on what the Town can do about the signs placed at Hwy 88 and 395.

ADJOURNMENT: Mr. Condron moved to adjourn at 9:38 p.m.