



The Minden Town Board meeting was held at 5:30 p.m. on Wednesday, July 2, 2014, 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, Rachel Hamer, Ryan Russell, and Bruce Scott.

Chairman Bernard called the meeting to order at 5:30 p.m.

The Pledge of Allegiance was led by Mr. Condron.

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

Thaler/Stephans moved to approve the minutes of the June 4th, 2014 Board Meeting. Motion carried unanimously.

ACKNOWLEDGEMENT OF GIFTS: Ms. Davidson acknowledged Model Dairy for their generous food contributions to the Carson Valley Days Breakfast and the 4th of July Celebration. She also wanted to thank the Carson Valley Inn for their generous food contributions to the 4th of July Celebration. We could not have pulled off these events without these wonderful partnerships.

ACKNOWLEDGEMENT OF SERVICE AWARDS: None

PUBLIC COMMENT:

A member of the public questioned the ADA accessibility on a sidewalk in Monterra.

BOARD MEMBER REPORTS:

Event Planning- Ms. Stangle wanted to thank everyone who came to the Carson Valley Days Breakfast. She also invited the community to join the rest of the Board and the Staff for the 4th of July Celebration.

Minden Water- Mr. Condron mentioned the need to have a presentation on the USGS nitrate study. He also discussed the need to talk about what Minden's needs are for water long term and the need for a policy to be written for the monitoring of domestic wells that are within a certain vicinity of the Town's wells.

Budget – Mr. Stephans mentioned that the new fiscal year started yesterday.

New Development Applications- Mr. Stephans stated that there is an action item on the agenda for new developments.

Citizen's Advisory Committee- Mr. Thaler said that the committee discussion have involved Main Street presentation that is on the agenda.

CONSENT AGENDA FOR POSSIBLE ACTION:

1. Approval of June 2014 financial report including claims paid May 23, 2014 through June 19, 2014.

Condron/Stephans 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 report by the Superintendent of Public Works regarding operations and projects related to trash, retail and wholesale water service and other functions**

of the Town of Minden public works department. Discussion may also include updates regarding the effectiveness of radar signs temporarily placed by Town Staff on Wildrose Drive (activities report and traffic summary reports attached for reference). Appearance by Greg Hill, Superintendent Minden Public Works.

Mr. Hill presented an update of some of the departments' progress. Heybourne Well has been test pumped and the water samples have been sent in. The comments back from NDEP on the buckeye well have been resolved and they are hoping for an August Board approval if possible.

Mr. Bernard inquired as to what the limits are we can pump in a day. Mr. Hill said that he estimated we are running full speed for about 2/3 of the day.

Mr. Hill then gave a presentation in regards to the radar signs on Wildrose concerning the number of vehicles as well as the speeds.

Mr. Thaler questioned if there was a plan to share the information. Ms. Davidson said that the Town is in contact with the Sheriff's Office and patrols have increased, and she will share this information with Mr. Erb from the County.

Public comment. None

2. For possible action: Discussion and possible action to direct staff on relation to Staff Reports. Discussion shall include an Engineering Report which may include discussion on streets, sidewalks, drainage, water issues and related items. Discussion may also include the proposed ADA entrance on Fourth Street for the Farmer's Bank Building project. Appearance by Bruce Scott, Minden Town Engineer.

Mr. Scott gave the Board updates regarding the ADA ramp work at the Farmer's Bank Building, the Heybourne Well, the street sealing planned for late August or early September. When the bid for Jakes Wetlands Trailhead is approved the construction could happen as early as next week. Mr. Scott discussed the Gateway Center and the comments from NDOT. He also let the board know of the transfer of water rights and that he is working with the State Engineer on the well monitoring program.

Members of the Board expressed concern over the delays on the Gateway and County Road projects. They said since the County Road Improvements have already been budgeted, they wished to move forward with the next steps.

Mr. Bernard also asked for clarification on the timelines for the Heybourne and Buckeye Wells and when they will be able to go to bid and bring them online. Mr. Scott mentioned that they will both be ready before peak season next year. Buckeye most likely will go online late fall and Heybourne most likely early next spring.

Public comment: A member of the public asked if Well 7 was in operation.

The Board suggested that Mr. Scott to bring design plans for the County Road Improvements to the next Board meeting.

3. For possible action: Discussion and possible action to approve, approve with conditions, continue or deny a request to close Fourth Street between Esmeralda Avenue and the alley and waive the associated fees for the Second Anniversary Celebration of the Corner Bar, July 19, 2014 from 1:00 pm until 11:00 pm. Appearance by Pasquale Cioffi, Owner of the Corner Bar.

Ms. Davidson spoke on behalf of Mr. Cioffi regarding the street closure. The Board discussion included the concern over the requests for many more fee waivers, the need to look at the street closure policy and if discounts are applicable, and questions over the location.

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Public comment. None

Following intelligent and thoughtful deliberation, Stangle/Stephans moved to approve a request to close Fourth Street between Esmeralda Avenue and the alley and waive the associated fees for the Second Anniversary Celebration of the Corner Bar, July 19, 2014 from 1:00 pm until 11:00 pm. Motion carried unanimously.

4. For possible action: Discussion and possible action, including without limitation, to direct staff, on relation to the 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. Possible action may include a decision to accept, accept with conditions, issue a counter-offer, continue or deny the subject offer. Appearance by Susan Carbiner, Director of Operations, Bently Enterprises.

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

A presentation was given to the Board by Susan Carbiner from Bently Enterprises, LLC regarding a proposed purchase of the water street property and what Bently is planning to do in the future around that location. They discussed recognizing a recorded easement in favor of the Town for the existing well and the possibility of providing a well replacement site.

Board discussion included what could be done with the maintenance shed, the increased tax revenue, access to Well #1, as well as a future well site.

Public comment: A member of the public expressed their support of this project.

Following intelligent and thoughtful deliberation, Stephans/Thaler moved to recommend Douglas County approve the Town's acceptance of Bently's offer to purchase the subject property in conformance with Option #1, as set forth in Bently's written offer which as presented., subject to the Bently providing the Town an easement on its Buckeye site as a location for a future Town well in a location on that property to be determined by the parties. Motion carried unanimously with Mr. Bernard abstaining.

5. For possible action: Discussion and possible action to direct staff on relation to Staff Reports. Discussion shall include a report by the Minden Town Manager and Vice Chairwoman of the Minden Town Board regarding the 2014 National Main Streets Conference which may include information regarding the possible creation of a Minden Main Street Program and the Placemaking movement. Discussion will also include the Town of Minden Strategic Plan update. Appearance by Jenifer Davidson, Minden Town Manager and Roxanne Stangle, Vice Chairwoman of the Minden Town Board.

A presentation was provided by Ms. Davidson with regards to attending the Main Street Conference in Detroit, Michigan with Ms. Stangle, as well as discussion on the "Placemaking" concept.

Board discussion included the need for historic preservation, the cost of a program such as this, what roll should government take, the opportunity to really collaborate with the Town of Gardnerville, the size of the district, and the need to have an area in the Valley where arts and culture can thrive.

Public comment: Comments from the public included the need to have a Town Historian, the need for street light banners and formalizing what we are already doing. Several members of the public commented on the concern of the district not being inclusive of the entirety of the Town.

Paula Lockridge and Tom Dallaire discussed the Main Street Gardnerville program and the roll the Town of Gardnerville has played in its development and continuation as well as some of the programs that they have been able to establish.

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Lisa Granahan, Douglas County Economic Vitality Manager, spoke in support of this program on behalf of the County and mentioned that the county may be able to give some financial support.

Mr. Bernard said that this is the beginning stages of this process and the Board is looking to see if this is a direction that they would like to go. The Town is not in a place to make specific decisions yet.

After intelligent and thoughtful deliberation, Thaler/Condron moved to direct the Town Manager to continue to pursue the Main Street Program idea and solicit volunteers from the community to help bring it back to the Board. Motion carried unanimously.

6. For possible action: Discussion and possible action to accept, accept with conditions, continue or deny a bid by V&C Construction for the 2014 Martin Slough Trailhead project at Jake's Wetlands for an amount not to exceed \$199,400.25, and authorize the Chairman to execute an agreement for same. Appearance by Bruce Scott, Town Engineer. Public comment.

Mr. Scott said the lowest bidder for this project was V&C Construction, and they are hoping to start as soon as possible.

Public Comments: None

After intelligent and thoughtful deliberation, Stephans/Condron moved to accept a bid by V&C Construction for the 2014 Martin Slough Trailhead project at Jake's Wetlands for an amount not to exceed \$199,400.25, and authorize the Chairman to execute an agreement for same. Motion carried unanimously.

PUBLIC COMMENT: None

REQUEST FOR AGENDA ITEMS:

Mr. Stephans asked to bring back the Ironworks and Blacksmith shop to discuss what the possibilities are.

Mr. Condron asked for input from USGS on the Nitrate study to keep up the momentum for the water workshops.

ADJOURNMENT: Mr. Condron adjourned at 8:30pm.