



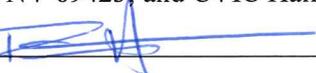
The Minden Town Board meeting will be held at 5:30 p.m. on Wednesday, September 7, 2016, at 1602 Esmeralda Avenue, Minden, Nevada.

NOTICE: NRS 237: The Minden Town Board has adopted a Standard Policy No. 7, which contains a motion regarding Business Impact Statements (BIS). When the Town Board approves its agenda, it also approves a motion which includes ratification of staff action taken pursuant to NRS 237.030 et seq. with respect to items on the Board's agenda. This includes, without limitation, the conclusion that each rule, ordinance, or regulation which is on the Board's agenda is without direct and significant economic burden on a business or direct restriction on the formation, operation, or expansion of a business; and that each rule, ordinance, or regulation which is on the Board's agenda for which a BIS has *not* been prepared does not impose a direct and significant economic impact on a business or a direct restriction on the formation, operation, or expansion of a business.

NOTICE: to persons with disabilities: Reasonable efforts will be made to assist and accommodate individuals with disabilities desiring to attend the meeting. Please contact the Minden Town Office in writing at 1604 Esmeralda Avenue in Minden, Nevada or call 775-782-5976 in advance of the meeting, preferably at least 24 hours prior to the meeting, so that the arrangements may be conveniently made.

NOTICE: Items on the Agenda may be taken out of order. The Minden Town Board may combine two or more agenda items for consideration. The Minden Town Board may at any time remove an item from the agenda or delay discussion relating to an item on the agenda. Any restrictions imposed by the Board or its chair on public comment must be reasonable and may restrict time, place and manner of comments but may not restrict comments based on viewpoint.

Rachel Hamer, Town of Minden Secretary posted copies of this notice and agenda at 8:30 a.m. on the third working day, Sept 1, 2016, before the meeting at the following locations: Minden Administration Office, 1604 Esmeralda Avenue, Suite 101, Minden, NV 89423; Minden Post Office, 1640 US Hwy 395, Minden, NV 89423; Douglas County Administrative Building, 1616 8th Street, Minden, NV 89423; and CVIC Hall bulletin board, 1602 Esmeralda Ave, Minden, NV 89423.

Signed:  : Rachel Hamer, Secretary.

Copies of supporting material may be requested from Rachel Hamer, Secretary, at 1604 Esmeralda Avenue, Minden, Nevada; by mail addressed to Ms. Hamer addressed to at the Minden Town Office; by phone at (775) 782-5976 or by email at rhamer@douglasnv.us. Copies of supporting material are available to the public at the Town Office, on the Town's website, www.townofminden.com, and at the meeting on the date and place listed above.

5:30 P.M. CALL MEETING TO ORDER

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT: Discussion may be limited to three minutes per person at the discretion of the Chair. **No action** may be taken on a matter raised under this portion of the agenda until the matter has been specifically included on an agenda as an item upon which action may be taken.

APPROVAL OF AGENDA

APPROVAL OF MINUTES:

August 3, 2016, Board Meeting

ACKNOWLEDGEMENT OF GIFTS

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EMPLOYEE AWARD

Dan Kistler, Maintenance Supervisor

BOARD MEMBER REPORTS: Items on the Administrative Agenda will not be discussed during Board Member committee reports. **No action** may be taken on a matter raised under this portion of the agenda until the matter has been specifically included on an agenda as an item upon which action may be taken. Discussion may include a report on activities of committees or general information of interest to the Board. The Board Committee assignments and potential presenters on this portion of the agenda are as follows:

Chairman John Stephans- Strategic Planning Session

CONSENT AGENDA FOR POSSIBLE ACTION: Items may be moved to or from the Consent Agenda at the beginning of the Board meeting during the Approval of the Consent Agenda. Items on the Consent Agenda may be voted on in a block, i.e., with one motion on all those items, one second to the motion, and one vote by the Board members. Items removed from the Consent Agenda will be heard immediately following the Consent Agenda in the order in which they appear in the Consent Agenda.

1. Approval of the August 2016 financial report including claims paid July 22, 2016 through August 25, 2016 for fiscal years 2016 and 2017.
2. Approval of a request by Main Street Minden for a fall Main Street Minden Event on October 15, 2016. Approval of this request would include the Town waiving fees associated with street closure, use of the CVIC Hall and/or Minden Park, and use of Town equipment. Town approval will also include closure of Esmeralda Avenue between Fifth Street and Fourth Street, and Fifth Street from the alley between Mono Avenue and Esmeralda Avenue from 11:00 am through 9:00 pm on the day of the event.

ADMINISTRATIVE AGENDA: The following item(s) are scheduled for public hearing. At the beginning of each item, the Chairman will call the item. Normally, the applicant and/or their representatives are permitted to speak first, and then Town Staff may present a summary of the staff report and recommendation, including any updated information received by the Town after the reports were distributed. Next, Board discussion, and then the Chairman will open the hearing to public comment. For items on which action is to be taken, the Chairman will close the hearing of public comment before a motion is made and a vote is taken. The Chairman has the right to establish reasonable time limits for comments and to allow for rebuttal comments.

1. For possible action: Discussion and possible action to provide input to Douglas County regarding the 2017 Master Plan update as it pertains to the Minden/Gardnerville Community Plan. Appearance by Candace Stowell, Senior Associate with Wells Barnett Associates, LLC. **Public comment.**
2. Not for possible action: Presentation only regarding Marijuana Legislation Initiative Question #2 and the possible impact to Douglas County. Presentation by Partnership for Community Resources. Presentation does not reflect any particular stance of the Town Board or any individual Board Member, and the presentation does not preclude participation of or future presentation by any individual or group with views which oppose those of the presenting group. Appearance by a designated representative of the Partnership of Community Resources. **Public comment.**
3. For possible action: Discussion and possible action to provide direction to Town Staff regarding a presentation by Town Staff of the status of the Park Heritage Ranch Supplemental Irrigation

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Wells and a series of temporary applications, (Application Numbers 86380T, 86381T, 86382T, 86383T, 86384T, 86385T, 86386T, 86387T) by Park Ranch Holdings, LLC, A Nevada Limited Liability Company for permission to change points of diversion and places of use of waters of the State of Nevada heretofore appropriated. Possible action may include direction to Town Staff to advise the State Engineer of the potential impact of these applications on Minden municipal wells and formally request that the temporary applications be approved, approved with conditions postponed or denied. Appearance by Bruce Scott, Principal Engineer Resource Concepts Incorporated and consultant on behalf of the Town of Minden. **Public comment.**

4. For possible action: Discussion and possible action to recommend to Douglas County approval, approval with conditions, continuance or denial of Development Applications DA 16-038 and DA 16-039 containing requests by Park Ranch Holdings, LLC for amendments to the Douglas County Master Plan reflecting: removal of receiving area for the TRE Holbrook Junction Community Plan parcels with replacement master plan designations consistent with the current zoning of the parcels; amend the master plan zoning for the Minden/Gardnerville Community Plan parcels; extend the community plan and urban service area boundaries, and realign Muller Parkway. The subject property in the application is comprised as follows: Twenty-five (25) parcels totaling 1,104 acres located east of US Highway 395 bounded by The Ranch at Gardnerville and Chichester Estates to the south, the Virginia Ditch to the east; Stockyard Road to the north; and Heybourne Road, Monterra Phase 2 (pending) and The Ranch at Garnerville (pending) to the west. The project area is within the South, Central and North Agriculture Community Plan Area with existing land use designations of Agriculture, Industrial, Receiving Area, and Rural Residential. Appearance by Rob Anderson and Keith Rueben, RO Anderson Engineering. **Public comment.**
5. For possible action: Discussion and possible action to approve, approve with conditions, continue or deny request to partner with CGI Communications, Inc. to create a series of professionally produced online videos to highlight the Town of Minden and to authorize the Town Manager to execute and agreement for the same on behalf of the Town in a format acceptable to Town Counsel. Appearance by Jenifer Davidson, Town Manager. **Public comment.**
6. For possible action: Discussion and possible adopt, adopt with conditions continue or deny revised Capacity Charges for the Town of Minden Retail Water System as recommended in the Retail Water System Capacity Charges and Rates Study prepared by Municipal Financial Services and accepted by the Town in February of 2016. Jenifer Davidson, Town Manager. **Public comment.**
7. For possible action: Discussion and possible action to approve, approve with conditions, continue or deny a bid for the 2016 Alley Retail Line Replacement Project from Sierra Nevada Excavation in the amount of \$483,055.00 with the project total not to exceed the budgeted amount. Appearance by JD Frisby, Superintendent of Public Works. **Public comment.**
8. For possible action: Discussion and possible action to direct staff in relation to Staff Reports. Discussion shall include a Staff Report on the activities, progress on or status of assigned tasks and projects, or general information regarding operations and projects related to trash, retail and wholesale water service, and other functions of the Town of Minden. Appearance by Jenifer Davidson, Town Manager, and JD Frisby, Superintendent of Public Works. **Public comment.**

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PUBLIC COMMENT: Final period of public comment to allow public comment on any matter within the Town Board's jurisdiction, control, or advisory power. Discussion may be limited to three minutes per person at the discretion of the Chair. No action may be taken on a matter raised under this portion of the agenda until the matter has been specifically included on an agenda as an item upon which action may be taken.

ADJOURNMENT