

February 4, 2025

Town of Gardnerville Board Meeting

Supplemental Material Item No. 14

February 2, 2025

To: Gardnerville Town Board via Erik Nilssen and David Rigdon

From: Jim Park, Town Board Member

Subject: February 4, 2025 Meeting Agenda Item #14

Greetings colleagues,

I've tried to briefly summarize some thoughts I've had and lightly touched on at the last Town Board meeting for Agenda Item #14. It's an honor for me to serve with each of you as a steward of the Town of Gardnerville.

Our community has truly evolved into an incredibly special place through the dedication of so many over the years- dedicated Town Boards both past and present, dedicated Town staff, dedicated Nevada flagship Main Street Gardnerville, and every dedicated resident, property owner and business owner or operator. I couldn't think of a better place to live or visit. I'm honored for the opportunity to serve. Thank you.

There are three principal areas on this item that I'll briefly try to expand my thoughts upon and look forward to what the Board may want to consider and all the ideas that are surely out there. This is an opportune time for the Board with the annual budget process coming up. All of these areas are intertwined closely.

- 1. The Town Strategic Plan (2013)** It's been 12 years since this was last updated. The Strategic Plan (SP) is a core planning tool and the foundational policy document that expresses "what the Town is, where it should be going and how does it get there." I would like to see the SP reviewed and updated on an established recurring schedule moving forward.

Concurrent with a facilitated discussion around the SP, I think it would be beneficial for the Board to have an in-depth roundtable discussion on projects and efforts/ideas that can impact the 5-year Capital Improvements Program. Doing this would dovetail very well with the budget planning process for FY 2026 and hopefully provide our Town Manager with direction as soon as possible.

A day session with lunch break and copious opportunities for discussion/conversation and public input would likely work and provide flexibility. Having an experienced facilitator is the way to go and a solid investment.

Results and direction needing action would be brought back to the GTB at a regular meeting.

- 2. Town of Gardnerville Design Guidelines**

There are some minor clarifications needed for items like brick (i.e., "half-brick" vice full brick on facades), some other wall treatments and a few other touch points Erik shared at the last meeting. I think the Board will be in a position to clarify thoughts very soon after our new members have had an opportunity to review the Design Guidelines. Topic could be

touched on at this proposed special meeting for action at a regular meeting in the near future, and/or agenda'd for a more detailed discussion and possible action at a regular meeting in the near future.

3. The Capital Improvements Plan (CIP)

As with all municipalities, everything is possible if there were adequate financial resources to fund everything needed, beneficial and makes sense, inclusive of any available external funding opportunities. Again the CIP I think is an item to look at and walk through concurrently with the Strategic Plan update.

Having a simplistic list of pipeline projects as an addendum to the Capital Improvements Plan would be helpful for me—really all the projects outside of those adopted by the GTB on the 5-year approved plan.

Here's a list of ideas and areas that came to mind, surely not all inclusive, some on the list are mentioned or alluded to in the 2013 Strategic Plan. Some might be more of a maintenance item and already being worked or coming up very soon.

- Heritage Gardens-Rose Garden on the Parks Plan by new pond—maybe it would fit better at HP Gardens?
- What does our concrete sidewalk, curb and gutter/ADA access plan look like?
- Additional light fixtures at Heritage Park, the median area on Gilman is very dark as are crosswalks at night events.
- Irrigation and turf around the Pavilion tune up/changed to keep water off the memorial bricks.
- Pavilion roof and Christmas decorations upgrades.
- Trail connection from Heritage Park through Heritage Gardens to MS Slough trail?
- Ezell Street paving, sidewalk, curb and gutter at Heritage Park, both sides of Gilman.
- Parcel town owns Ezell at Heritage Park, used for event parking and future public building.
- Hellwinkel barn and building.
- Maverick drainage pipe and improvements.
- Road preservation and maintenance, and service level for both. Options.
- The future shop parcel for H&S operations vice Virginia Ranch a high-level guess as to costs/phases etc.
- Landscape median—maintenance costs and staff hours available—should contracted services be looked at?
- MS Trail—do we look at placing solar-powered lights for safety purposes every so often? How is usage going now and do we need to be planning on anything, signage, shade, more litter, receptacles on the trail proper? etc.? (Covered in Parks Master Plan update?)
- Mission and Douglas Avenues in the Strategic Plan—conduit on Douglas Avenue are there now for decorative lighting.

- Did we install conduits on Bell and Cemetery when those were rebuilt? Main Street Lighting we own/maintain-might be something to look at lighting those streets sometime, easier if the conduit went in with road work. Could extend possibly to Gardner Park if the conduit was placed on Bell.
- Industrial-do want to look at some different lighting for the street there eventually like Carson City did near Lowe's or put in conduit with the paving? Or pass.
- Gardnerville Station-items like canopy, public art components, interpretive signage, storage, etc. Keep the items not done on the upcoming project on the list.
- MS Trail-Kings Lane to Lampe Park-what does the connection look like, what do we need to do? Signage? I think there's an easement for the connection.
- MS Trail from Raley's to Toler landscape, signage to Toler access trail near the school.
- Town yard-need to landscape the dirt on the frontage next to the small garage, replace paving (concrete?), future fencing completion, etc.
- Town office-expand the office to offer more meeting area and space for workstations for staff? Could we build out from the front of the building to the sidewalk, parking available at G'ville Station if we lose some. What would this look like and how does that work with the future new Town Hall/public building on the town owned Ezell parcel?
- Chichester decorative street signs, this is maybe the last area with the older street signpost standards.
- Fleet needs outside of 5 years.

Respectfully submitted,

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Jim Park

Attachments: Strategic Plan, CIP



Town Strategic Plan 2013

- Strategic Theme
- Theme Goals
- Theme Actions

- **Economic Vitality**

- Support a "business friendly" environment that attracts new businesses and is responsive to the needs of the current business community.
- Develop strategies for attracting and retaining business.
- Support Main Street Gardnerville in revitalization efforts of the downtown District.
- Work cooperatively with other agencies and governments in economic development.
 - Work with Main Street and local businesses to revitalize and enhance the Downtown District through the beautification efforts of the Main Street Program.
 - Actively participate in the development of the "Valley Vision" plan along the 395 corridor from Topaz Lake to Jacks Valley Road.
 - Continue to enhance and nurture relationships with other government agencies, Chamber of Commerce, NNDA, WNDD, the Douglas County Business Council, and other organizations.
 - Work with other agencies to streamline the plan review process while maintaining the interests of community residents and businesses.
 - Encourage and contribute in both financial and non-financial means assisting the program and activities of Main Street Gardnerville that are beneficial to the community.
 - Coordinate and participate in creating a parking district section in county code to increase the building potential of the smaller parcel located within the town.
 - Work with other agencies to make Muller Parkway a truck bypass. After bypass is complete work to create a center median on Main Street to beautify the downtown.
 - Explore areas of possible expansion for town east and west (Douglas or Mission Street)
 - Work on Industrial Park infrastructure as well as signage, parking and traffic patterns.
 - Improve pedestrian accessibility in the Downtown District and historical areas of town.
 - Work with other agencies to improve traffic control at the intersection of 756 and Waterloo.



Town Strategic Plan 2013

- Strategic Theme
- Theme Goals
- Theme Actions

- **Strong sense of community**

- Maintain Gardnerville's "small town" look and feel and develop a richer sense of ownership from the Town's residents and businesses as evidenced through increased pedestrian traffic, monthly events and continued focus on beautification projects.
- Support community activities and family oriented events.
- Support fund-raising opportunities that further community goals.
- Support policies that maintain Gardnerville's heritage while allowing for well managed and complimentary growth in development and recreational opportunities while conserving our historical, environmental and cultural resources.
- Continue to market the Town through presentations to community and civic groups as well as prospective businesses of our town. Encourage new business to come to town.
 - Actively solicit and encourage community involvement in town planning.
 - Encourage and utilize volunteer opportunities for town projects.
 - Encourage staff and Board involvement in community activities.
 - Encourage partnerships to preserve culturally and historically sensitive areas and buildings within the town.
 - Continue to work with the private sector to encourage and enhance Downtown revitalization.
 - A Board Member will serve as liaison to the Nevada League of Cities, Douglas County Regional Transportation Committee, Carson Valley Arts Council and Main Street Gardnerville.
 - Improve pedestrian access throughout town and determine linkage opportunities for future development.

- **Government Transparency / Efficiency / Accountability**

- Maintain a well managed and fiscally sound, open, accountable, and progressive government.
- Continue the Town's Internet presence through regular updates to the town website and be active on Face Book and Twitter.
- Continue to develop and nurture relationships with other government agencies.
- Continue to seek new ways of providing services effectively and efficiently.
- Continue to develop Town Asset Management Systems that account for condition, costs, and location.
 - Board packets are generated electronically for use by the public.
 - Bids are to be electronically distributed and allowing cost savings to the contractor, saving the town time and resources.
 - Encourage community involvement in Town planning.
 - Perform routine maintenance operations efficiently and effectively on streets, storm drains systems, ponds, trails and parks, and landscape areas.
 - Promote connected developments through multi modal trails and providing pedestrian connections throughout town.
 - Track cost of benefit for purchasing backhoe as opposed to renting.
 - Participate with the county on Vviewworks system.



Town Strategic Plan 2013

- Strategic Theme
- Theme Goals
- Theme Actions

- **Infrastructure that attributes to a safe and healthy community**

- Continue to seek new ways of providing services more effectively and efficiently.
- Provide town services at the lowest cost possible for the residents and businesses.
- Work with other government entities on joint economic planning and development that creates "destination" for residents and visitors alike.
 - Actively solicit opportunities to plant street trees and flowers throughout town. Possibly initiate themed landscaping.
 - Be aggressive with maintenance activities to reduce long-term costs and preserves infrastructure in a desirable condition.
 - Strive to attain a Pavement Condition Index that preserves pavement before reconstruction is necessary.
 - Encourage staff to seek additional work related training to create efficiency and improve operations.
 - Encourage community involvement in Town operations.
 - Jointly bid projects with other government agencies to reduce cost.
 - Actively pursue a bypass (Muller Parkway) to get truck traffic off main street
 - Add bike lanes, public transportation, educate residents about public transportation, connection of Gardnerville and Minden with public transportation
 - Work with other agencies on parking district and getting parking downtown.
 - Work with developers and other agencies in an effort to connect each subdivision with sidewalks and trails with signage for a more walkable community.
 - Develop relationships with businesses with excess parking to share access and parking with businesses that have inadequate parking.

