

Gardnerville Ranchos General Improvement District Board of Trustees Meeting

931 Mitch Drive, Gardnerville, Nevada 89460

Zoom Meeting

Date: March 3, 2021

Time: 5:00 p.m.

1. In Attendance

Brad Newlon, Leann Teter, Bob McDowell, James McKalip, John Sheridan, Greg Reed, Dawn Hinds, Mike Rowe, Michael Bennett, and the public

2. Public Comment none

3. Agenda

Bob McDowell motioned to approve the Agenda. Leann Teter seconded the motion. All ayes. Motion passed.

Public Comment: none

4. New Business

I For Possible Action:

Discussion and possible action on the drainage swale on Evening Star Lane. Possible action to direct staff to proceed with the design process for the drainage swale at Evening Star Lane.

There is a drainage swale that runs between two properties on Evening Star Lane and Topaz Lane. The swale runs from C.C. Meneley through the back yards of the properties owned by Mr. Dawley and Mr. Geiger where it pools in their back yards. The District has done some annual clean up of the swale. Two years ago, the District hired a contractor to clean up the swale and re-grade to get it to flow better, however the problem persists. The Board gave approval for the Staff to proceed with a design process for the drainage swale.

John Sheridan motioned to direct staff to proceed with the design process for the drainage swale at Evening Star Lane. Leann Teter seconded the motion. All ayes. Motion passed.

Public Comment: none

II For Possible Action:

Board discussion and possible action to adopt the revised Annexation Procedures as prepared by the annexation subcommittee. Possible action to adopt the revised Annexation Procedures as presented by the Annexation Subcommittee.

New Business: continued...

Greg said that if the Board approves this item it will return next month for approval as a modification to the District's Policy and Procedures Manual.

Bob McDowell motioned to adopt the revised annexation procedures as presented by the Annexation Subcommittee. James McKalip seconded the motion. All ayes. Motion passed

Public Comment: none

III For Possible Action:

Board discussion and possible action to adopt the newly created Will Serve Letter Policy as prepared by the Annexation Subcommittee. Possible action to adopt the newly created Will Serve Letter Policy as presented by the Annexation subcommittee.

Greg reviewed the Will Serve Policy briefly. This item will also come back to the Board next month for approval as a modification to the District's Policy and Procedures Manual.

Bod McDowell motioned to adopt the newly created Will Serve Letter Policy as presented by the Annexation/Will Serve Subcommittee. James McKalip seconded the motion. All ayes. Motion passed.

Public Comment: none

IV For Possible Action:

Board discussion regarding the 2021/2022 annual budget. Possible board action to approve the proposed budget considerations and draft budget.

Greg reviewed the draft 2021-2022 budget considerations that were presented at the previous meeting. The tentative budget will be presented to the board at the April 7, 2021 meeting. The tentative budget will then be presented to the State and Douglas County before April 15, 2021.

Jim McKalip motioned to approve the proposed budget considerations and draft budget.

John Sheridan seconded the motion. All ayes. Motion passed.

Public Comment: none

V For Possible Action:

Board discussion and possible action to authorize the District Manager to enter into a contract with Silva, Sceirine & Associates for auditing services for a term of one year. Possible action to authorize the District Manager to enter into a contract with Silva, Sceirine & Associates for auditing service.

The District Manager has received two proposals for auditing services. Trustee Teter and the District Manager recommend the contract be awarded to the firm Silva, Sceirine & Associates for a term of one year. This firm Silva, Sceirine & Associates was recommended by Tibma & Associates, our previous auditor. If the District is happy with their auditing services, the contract could be extended in the future.

New Business: continued...

John Sheridan motioned to authorize the District Manager to enter into a contract with Silva, Sceirine & Associates for auditing services for a term of one year. Leann Teter seconded the motion. All ayes. Motion passed.

Public Comment: none

VI For Possible Action

Presentation by Lumos & Associates on the Phase 1 South District Pipeline Replacement Program. Possible action to direct staff to proceed with the design process on Phase One of the South District Pipeline Replacement Program.

Mike Bennett reviewed his design progress of the Phase One South District Pipeline Replacement Program. Mapping and geotechnical investigations for the project are complete. Mike explained the three methods for project delivery.

Design, Build and Bid method. The District designs the project; the project is advertised to the public and awarded to the lowest bidder. This method is used by the District currently and in the past.

Design and Build method. The contractor designs the project and builds it to the specs given to them by the District.

Construction Manager at Risk, CMAR. The contractor is involved in the design as a consultant of the project and works together with the District toward a guaranteed maximum price "GMP". This also allows the District to choose a contractor in a qualifications-based selection process. This is not necessarily the least expensive way to go.

Leann Teter motioned to table the decision regarding a Method of Project Delivery until April 7, 2021 pending more information regarding CMAR. John Sheridan seconded the motion.

All ayes. Motion passed.

Public Comment: none

5. Minutes

Leann Teter motioned to approve the minutes of the February 3, 2021 board meeting. Bob McDowell seconded the motion. All ayes. Motion passed.

Public Comment: none

6. Check Summary

John Sheridan motioned to approve the January 2021 check summary. Bob McDowell seconded the motion. All ayes. Motion passed.

Public Comment: none

7. Staff Reports

8.

9.

District Engineer: Mike Bennett reviewed the project tracking schedule for February 2021.

District Counsel: Mike Rowe has been working on items for the next month board meeting regarding acceptance of subdivision improvements.

District Manager: Greg Reed stated that Holstein Court is complete and that will be on next month's meeting agenda for approval. Greg reviewed his manager's report with the Board and legislature bills he is following.

10. Trustee Reports

Bob McDowell will be heading to Hawaii next week. He will still attend the meeting VIA zoom.

Leann Teter recommended the trustees listen to the last planning commission meeting recording.

Brad Newlon stated that it may be time for the Board to discuss in-person meetings again.

11. Public Comment:

Ron Bush expressed thanks to staff for their efforts in cleaning up the leaks on Joette.

12. Adjournment

John Sheridan motioned to adjourn the meeting. Bob McDowell seconded the motion. All ayes.
Motion passed.

13. Next Meeting

April 7, 2021 | 5 p.m., 931 Mitch Drive, Gardnerville, NV 89460

By

Dawn Hinds
Acting Secretary